SUMTER COUNTY COMPREHENSIVE PLAN
FUTURE LAND USE AMENDMENT APPLICATION

Application Cycle (check one): Spring __X____ Fall_____

Date: __March 1, 2010_____

* Written Notarized Authorization is required if Applicant is different than Owner. See Authorization Sheet.

Applicant*
Name: Cecelia Bonifay, Akerman Senterfitt

Address: 420 S. Orange Avenue, 12th Floor

City: Orlando

State: FL Zip: 32801

Home #: N/A Cell #.: 407-758-0192

Work: 407-423-4000 Fax No.: 407-254-4230

Email: cecelia.bonifay@akerman.com

Property Owner
Name: George Sola, Individually and as Trustee & Suzanne Markel, Individually and as Trustee

Address: Post Office Box 146

City: Wildwood

State: FL Zip: _____

Home #: _____ Cell : 312.608.7652

Work 352-748-1528 Fax _____

Email: george.sola@solacompany.com and smarkel21@gmail.com

Property Description: Sections: 10-15 & 22-27 Township: 19 South Range: 19 East

Legal Description: (Attach sheet if necessary)

See Exhibit B attached.

Subdivision: _____ Lot(s): _____ Block/Parcel: _____

Parcel ID: See Exhibit A attached. Acreage: approx. 2,975 acres

__X__ Amendment to the Future Land Use Map From: Agricultural To: Industrial

_____ Amendment to a Previously Approved Overlay Amendment Previous Application No.: _____

Applicant Request(s): _____

Directions to Property: From Planning Services Bushnell office located at 910 N. Main Street, take CR 475 North. Take a right turn onto Franklin Street until it meets US 301. Take US 301 North into Wildwood and turn left onto SR 44 West. The property entrance is located directly south across SR 44 from Industrial Drive.

The Applicant is: Owner(s) of Tract _____ Agent for Property Owner __X__

Other (specify) _____

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a placards must be placed on the property boundaries by Applicant or his Agent(s) at least seven days prior to the scheduled meeting.
I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.

I hereby authorize Sumter County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: Cecelia Bonifay
Cecelia Bonifay

STATE OF FLORIDA
COUNTY OF ORANGE
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared **CECELIA BONIFAY**, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 1st day of March, 2010:

Kelly Zimdars Seal
Printed Name

Kelly Zimdars
Notary Public - State of Florida

KELLY ZIMDARS
Commission DD 751361
Expires April 20, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

SUPPLEMENTAL INFORMATION
FOR FUTURE LAND USE MAP AMENDMENT APPLICATION
(TO BE SUPPLIED BY THE APPLICANT)

RESIDENTIAL

	SINGLE FAMILY RESIDENTIAL	MULTIFAMILY
Well	N/A	N/A
Septic	N/A	N/A
Central Water	N/A	N/A
Central Sewer	N/A	N/A
Regional Water	N/A	N/A
Regional Sewer	N/A	N/A
Number of Dwelling Units	N/A	N/A
Affordable Housing Units	N/A	N/A

NON-RESIDENTIAL

Well	N/A
Septic	N/A
Central Water	X
Central Sewer	X
Regional Water	N/A
Regional Sewer	N/A
Size of Structure (Sq. Ft.)	N/A

ALL APPLICATIONS	YES	NO
Letter of capacity for solid waste	x	
Letter of concurrency for central water supplier	x	
Letter of concurrency for central sewer supplier	x	

MAJOR SECTIONS FOR CONSIDERATIONS
(Applicant shall check if item is addressed in the submittal)

COMP PLAN SECTION
In narrative form, supplemented with forms, documents, maps, etc. as needed, show compliance with these objectives and policies of the Sumter County Comprehensive Plan, as applicable.

Comp Plan Sections		YES	NO
4.6.3.1	Groundwater and Wellhead Protection	x	
7.1.10.2	Stormwater Management	x	
3.1.4	Wetlands Protection	x	
3.1.2	Floodplain Protection (if applicable)	x	
7.1.10.3	Endangered and Threatened Species Habitat Protection	x	
7.1.12	Historical /Archeological Area Protection	x	
6.1.2	Traffic Study Requirements	x	
7.1.6	Compatibility	x	
7.1.2.3	Urban Development Area Expansion	x	

Planned Unit Developments (7.1.5)

_N/A__ 1. Site plan (**DRAWN TO SCALE**), which shall be no smaller than one inch equals 200 feet on a minimum of an 8 1/2 x 11 sheet. Include North arrow to indicate orientation. SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:

_____ A. Lot area and percentage of lot covered (impervious surface ratio).
_____ B. Driveway access location and parking space arrangement included in the site plan.
_____ C. All rights-of-way and easements adjacent to and crossing subject property.
_____ D. All water courses, water bodies, jurisdictional wetlands, and floodplains. The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown when determining waterfront setbacks.
_____ E. Proposed or existing potable water/well and waste disposal system/septic
_____ F. Existing and proposed location of building/structures including heights and separation.
_____ G. All setbacks between building/structures and property lines/waterbodies/jurisdictional wetlands.
_____ H. Any walls or fences – give location, height, and material type.
_____ I. Existing and proposed stormwater management systems including proposed or existing swales and/or berms.
_____ J. Proposed stormwater management systems.
_____ K. Fire hydrant – give location (if provided).
_____ L. Signs – give location, size, and height (as applicable).
_____ M. Loading – give location and dimensions (as applicable).

Required Planning Analyses

The following subjects **must** be addressed as indicated below. An application submitted without the analysis listed below will be considered incomplete, and will be removed from the amendment cycle.

Analysis of the impacts of the development are reviewed at the maximum density/intensity of the proposed land use area.

1. Traffic Analysis by traffic consultant. Impact of traffic on levels of service on affected roadways, including background traffic and any planned improvements.

2. Listed Species survey by environmental consultant for plants and animals. Includes transect patterns and listing of findings. See Policy 7.1.10.3

3. Historic Preservation Clearance Letter and/or a Cultural Resources Survey. See Policy 7.1.12.

4. Soils analysis and a geologic and hydrogeologic analysis if in an area with karst features.

5. Wetlands analysis. See Objective 3.1.4

6. Analysis of consistency of project with the Comprehensive Plan Policies. Analyze project through relevant policies of **each** of the elements.

7. Demonstrated Need for the Project, per 9J-5 and Sumter plan.

8. Consistency of the project with Rule 9J-5 Sprawl Indicators

FILING REQUIREMENTS FOR
FUTURE LAND USE MAP AMENDMENT APPLICATIONS

__x__ 1. Completed application (additional sheets may be added if more space is needed).

__x__ 2. Thirty-five (35) bound copies of the Data and Analysis, including all reports, studies and maps as required on pages 3 & 4 of this application, as well as required under the Sumter County Comprehensive Plan and Land Development Code, the Florida Statutes, and the Florida Administrative Code.

__x__ 3. Applicable filing fee of $5,800.00 plus $160.00 for the legal advertising. The applicant will also be billed for postage fees and outside consultant fees at a later date. In accordance with the requirements of the Sumter County Land Development Code (Ord. 90-14 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. **No application shall be processed for final adoption until all fees are paid.**

__x__ 4. Proof of ownership and legal description of property (tax notice or recorded deed may suffice).

__x__ 5. "Letter of Authorization", if applicant is other than owner (form provided).
__x__ 6. Written directions to the property from Planning Services office.
__x__ 7. Signed "Appeal Notice" (form provided).
__x__ 8. Flood Zone designation including base flood elevation.
__N/A__ 9. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date. (NOT applicable for residential applications).

I HEREBY ACKNOWLEDGE THAT FAILURE TO SUBMIT THE ABOVE INFORMATION ALONG WITH THE RETURN OF THIS FORM BY NOON ON THE FILING DEADLINE DATE (FOUND ON THE DEADLINE SHEET INCLUDED IN THIS APPLICATION PACKET) MAY DELAY PROCESSING CAUSING THE APPLICATION TO BE RESCHEDULED TO A LATER AMENDMENT CYCLE.

Signature: Cecelia Bonifay
Cecelia Bonifay

Date: March 1, 2010

APPEAL NOTICE

I, the undersigned, understand that the actions of the Sumter County Planning and Development Review Board and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application. Further, the actions of the Zoning & Adjustment Board and/or the Board of County Commissioners is subject to appeal within 30 days of said action. This Appeal is established under the provisions of Section 2500 of the Sumter County Land Development Code.

Signature: Cecelia Bonifay

Cecelia Bonifay

Date: 3/1/10

EXHIBIT A

Parcel F22=001
Parcel F27=001
Parcel F26=001
Parcel F24=003
Parcel F14=001
Parcel F25=001
Parcel F23=001
That portion of Parcel F12=033 lying south of the Florida Turnpike.
That portion of Parcel F11=005 lying south of the Florida Turnpike.
That portion of Parcel F13=001 lying south of the Florida Turnpike.
That portion of Parcel F26=003 lying in unincorporated Sumter County.
That portion of Parcel F26=005 lying in unincorporated Sumter County.

EXHIBIT "B"

LEGAL DESCRIPTION

Parcel No. 1
The South ½ of the Northeast ¼ and that part of the Southeast ¼ lying North of the Sunshine State Parkway in Section 11, Township 19 South, Range 22 East, Sumter County, Florida.

The Northwest ¼ of the Southwest ¼; that part of the South ½ of the Southwest ¼ lying North of the Sunshine State Parkway; the South ½ of the Southeast ¼; that part of the Northwest ¼ of the Southeast ¼ lying South and East of Old Monarch Road and South of State Road 44; and that part of the Northeast ¼ of the Southeast ¼ lying South of State Road 44; in Section 12, Township 19 South, Range 22 East, Sumter County, Florida.

That part of the North ½ of Section 13, Township 19 South, Range 22 East, Sumter County, Florida, lying North of this Sunshine State Parkway.

That part of the Northwest ¼ of the Northwest ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida, lying North of the Sunshine State Parkway and West of the Seaboard Air Line Railway right of way.

Parcel No. 2
The South ½ of the South ½ of the Southwest ¼ and that part of the Southeast ¼ lying South of the Sunshine State Parkway in Section 11, Township 19 South, Range 22 East, Sumter County, Florida.

That part of the South ½ of the Southwest ¼ of Section 12, Township 19 South, Range 22 East, Sumter County, Florida, lying south of the Sunshine State Parkway.

That part of Section 13, Township 19 South, Range 22 East, Sumter County, Florida, lying South of the Sunshine State Parkway and West of the Seaboard Air Line Railway right of way, less the East 200 feet of the North 600 feet of the Northeast ¼ of the Southwest ¼ and less the West 800 feet of the North 600 feet of the Northwest ¼ of the Southeast ¼ and less the following described parcel:

> Beginning at a point on the East line of the Southeast ¼ of the Northeast ¼ 265.6 feet South of the Northeast corner of said Southeast ¼ of the Northeast ¼; running thence South 394.7 feet, more or less, to a point on the Westerly line of Seaboard Air Line Railway right of way, which is 100 feet Westerly, measured at right angles, from the center line of the said railway company's main track; thence South 22° 20' West, parallel with said Main tract, a distance of 734.8 feet, more or less, to a point on the South line of said Southeast ¼ of the Northeast ¼; thence West 159.5 feet, more or less, to a point 250 feet Westerly, measured at right angles, from the center line of said railway

company's main track; thence North 22° 20' East, parallel with said main track, a distance of 1161.5 feet, more or less, to the point of beginning.

All of Section 14, Township 19 South, Range 22 East, Sumter County, Florida:

That part of the East ½ of the East ½ of Section 22, Township 19 South, Range 22 East, Sumter County, Florida, lying East of right of way of I-75.

The North ½; the West ½ of the Southwest ¼; and the East ½ of the Southeast ¼; Section 23, Township 19 South, Range 22 East, Sumter County, Florida.

That part of Section 24, Township 19 South, Range 22 East, Sumter County, Florida, lying West of the Seaboard Air Line Railway right of way. That part of the Northwest ¼ of Section 25, Township 19 South, Range 22 East, Sumter County, Florida, lying West of the Seaboard Air Line Railway right of way, LESS the S1/2 of the NW ¼ West of SCL RR located within the boundaries of the City of Coleman and consisting of 33 +/- acres.

The Northeast ¼ of the Northwest ¼; the West ½ of the West ½; the Southeast ¼ of the Southwest ¼; the East ½ of the Northeast ¼; the North ½ of the Northeast ¼ of the Southeast ¼; and the Southwest ¼ of the Northeast ¼ of the Southeast ¼; Section 26, Township 19 South, Range 22 East, Sumter County, Florida, LESS the SE ¼ of the NE ¼ and the NE ¼ of the SE ¼ located within the boundaries of the City of Coleman and consisting of 70 +/- acres.

That part of the East ½ of the East ½ of Section 27, Township 19 South, Range 22 East, Sumter County, Florida, lying East of the right of way of I-75.

That part of the Northwest ¼ of the Northwest ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida, lying South of the Sunshine State Parkway and West of the Seaboard Air Line Railway right of way.

Parcel No. 3
The Southwest ¼ of the Northeast ¼ and the West ½ of the Southeast ¼ of Section 22, Township 19 South, Range 22 East, Sumter County, Florida.

The West ½ of the Northeast ¼ and the Northwest ¼ of the Southeast ¼ of Section 27, Township 19 South, Range 22 East, Sumter County, Florida.

Parcel No. 4
That part of the East ½ of the East ½ of Section 22, Township 19 South, Range 22 East, Sumter County, Florida, lying West of the right of way of I-75.

That part of the East ½ of the East ½ of Section 27, Township 19 South, Range 22 East, Sumter County, Florida, lying West of the right of way of I-75.

Parcel No. 5
The East 200 feet of the North 600 feet of the Northeast ¼ of the Southwest ¼ and the West 800 feet of the North 600 feet of the Northwest ¼ of the Southeast ¼ of Section 13, Township 19 South, Range 22 East, Sumter County, Florida.

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____ Rezoning _____Variance _____Conditional Use
__X___ Comprehensive Plan Amendment _____ Temporary Use
Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 10-15 and 22-27 Township 19S Range 22E
Alternate Key #s See Exhibit A attached

Lot/Parcel_____ Block_____

Subdivision_____

All Owners of Record must sign this authorization:

I, George Sola, individually and as Trustee, owner(s)
(Name of Owner(s))
of the above described property, authorize Cecelia Bonifay of
(Name of Representative)
Akerman Senterfitt to serve as agent on my behalf for the purpose of making application
(Name of Business)
for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: George L. Sola owner + Trustee
(Signature of Owner(s))

STATE OF FLORIDA
COUNTY OF SUMTER
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared **GEORGE SOLA**, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 26th day of February, 2010.

NOTARY PUBLIC

KELLY ZIMDARS
Commission DD 751361
Expires April 20, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Signature of Person Taking Acknowledgment
Print or Stamp Notary Commission _____
My Commission Expires: _____

EXHIBIT A

Parcel F22=001
Parcel F27=001
Parcel F26=001
Parcel F24=003
Parcel F14=001
Parcel F25=001
Parcel F23=001
That portion of Parcel F12=033 lying south of the Florida Turnpike.
That portion of Parcel F11=005 lying south of the Florida Turnpike.
That portion of Parcel F13=001 lying south of the Florida Turnpike.
That portion of Parcel F26=003 lying in unincorporated Sumter County.
That portion of Parcel F26=005 lying in unincorporated Sumter County.

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____ Rezoning _____Variance _____Conditional Use
__X___ Comprehensive Plan Amendment _____ Temporary Use
Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section__10-15 and 22-27__ Township _19S__ Range_22E__
Alternate Key #s___See Exhibit A attached____

Lot/Parcel_____ Block_____

Subdivision_____

All Owners of Record must sign this authorization:

I, _Suzanne Markel, individually and as Trustee_____, owner(s)
(Name of Owner(s))
of the above described property, authorize _Cecelia Bonifay _____ of
(Name of Representative)
_Akerman Senterfitt __ to serve as agent on my behalf for the purpose of making application
(Name of Business)
for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: Suzanne Markel _____
(Signature of Owner(s))

STATE OF FLORIDA
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared **Suzanne Markel**, who is personally known to me or provided _____FL DL_____ as identification and who did not take an oath.
WITNESS my hand and official seal this 26th day of February, 2010.

NOTARY PUBLIC

Chase Malcolm
_____
Signature of Person Taking Acknowledgment
Print or Stamp Notary Commission _____
My Commission Expires: April 13, 2012

CHASE MALCOLM
Notary Public - State of Florida
My Commission Expires Apr 13, 2012
Commission # DD 774846
Bonded Through National Notary Assn.

{O1510535;1}

EXHIBIT A

Parcel F22=001
Parcel F27=001
Parcel F26=001
Parcel F24=003
Parcel F14=001
Parcel F25=001
Parcel F23=001
That portion of Parcel F12=033 lying south of the Florida Turnpike.
That portion of Parcel F11=005 lying south of the Florida Turnpike.
That portion of Parcel F13=001 lying south of the Florida Turnpike.
That portion of Parcel F26=003 lying in unincorporated Sumter County.
That portion of Parcel F26=005 lying in unincorporated Sumter County.

Sumter County Property Appraiser

2009 Certified Values

Last Updated: 2/18/2010

Parcel List Generator | Retrieve Tax Record | Property Card ! | GIS Map | Print

Parcel: F13=001

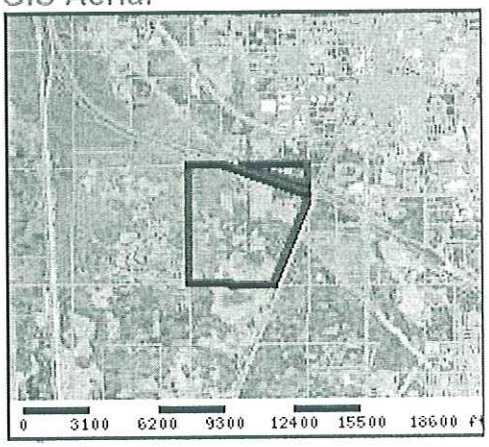
< Next Lower Parcel | Next Higher Parcel >>

Result: 1 of 12 Next >>

Owner & Property Info

Owner's Name	NORTHERN TRUST BANK OF FLA, N		
Site Address	5448 NE 25TH ST		
Mail Address	332 S MICHIGAN AVE STE 1024 CHICAGO, IL 60604		
Use Desc. (code)	AG IMPROVED NON-HX (05200)		
Sec/Twp/Rng	13/19/22	**Neighborhood**	1002
Year Built	1960	**Tax District**	County (1001)
Effective Area	8646 (SF)	**Market Area**	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
N1/2 & S1/2 W OF SAL RR R/W & LESS SAL RR TERMINAL LANDS & LESS TURNPIKE R/W IN N1/2			

GIS Aerial



Property & Assessment Values

Land Value		$66,008.00
Market Value		$2,188,884.00
Assessed Value		$393,732.00
Total Taxable Value		$343,732.00
Exemptions	01 - Homestead 02 - Additional Homestead	$25,000 $25,000

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
12/1/2006	1713/501	TR	I (O)	$100.00	NORTHERN TRUST BANK OF FLA N A TR
6/1/2006	1618/622	WD	V (M)	$100.00	
4/1/2006	1618/618	WD	V (O)	$100.00	
10/1/2002	1027/71	QC	M (O)	$100.00	NORTHERN TRUST BANK OF FLA
9/1/2002	1031/405	TD	V (M)	$405,000.00	
5/1/1995	551/386	WD	I (O)	$100.00	
5/1/1995	551/389	WD	I (O)	$100.00	
5/1/1995	551/392	WD	I (O)	$100.00	
3/1/1990	404/12	WD	V (O)	$100.00	
3/1/1990	404/17	WD	V (O)	$100.00	
2/1/1990	401/571	WD	V (O)	$100.00	

12/1/1989	399/155	WD	V (O)	$100.00	
6/1/1987	382/142	WD	V (O)	$100.00	
1/1/1980	507/45	WD	V (O)	$100.00	
1/1/1980	507/47	WD	V (O)	$100.00	
8/1/1978	207/79	WD	V (O)	$100.00	
8/1/1978	349/260	WD	V (O)	$100.00	
1/1/1978	198/316	CP	V (O)	$100.00	
8/1/1976	1027/074	TD	V (M)	$100.00	NORTHERN TRUST BANK OF FLA

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
1	(001)	(R3)	1960	1) BAS - 792 SF 2) CPU - 136 SF
2	(002)	(R4)	1910	1) BAS - 1344 SF 2) CPF - 288 SF 3) SP - 208 SF
3	(003)	(R6)	1880	1) TWO - 1394 SF 2) BAS - 544 SF 3) SP - 527 SF 4) OP - 488 SF 5) CPF - 336 SF
4	(004)	(R3)	1994	1) BAS - 598 SF 2) SP - 160 SF 3) OP - 60 SF
5	(007)	(R4)	1939	1) BAS - 1750 SF 2) SP - 288 SF
	Note: All S.F. calculations are based on exterior building dimensions.			

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9908			544.00 Acres
6010			198.00 Acres
6030			20.00 Acres
6040			90.00 Acres
5950			200.00 Acres
6060			30.00 Acres
5000			5.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
1 (001)	GARAGE 1 (GAR1)	520.00 (26.00 x 20.00)	1910
2 (002)	SWIM POOL VINYL (POL1)	1,250.00 (25.00 x 50.00)	1962
3 (003)	SHED (SHED)	1,200.00 (50.00 x 24.00)	1957
4 (004)	GARAGE 1 (GAR1)	351.00 (27.00 x 13.00)	
5 (005)	POLEBRN TRUSS WO CON (BR2)	1,300.00 (50.00 x 26.00)	
6 (006)	CARPORT/OPEN PORCH 1 (PC1)	1,600.00 (80.00 x 20.00)	
7 (007)	POLEBRN SHED W/O CON (BR1)	1,200.00 (50.00 x 24.00)	
8 (008)	OFFICE 15X18 (MISC)	1.00 ()	
9 (009)	GARAGE 1 (GAR1)	1,175.00 (25.00 x 47.00)	

Sumter County Property Appraiser - Roll Year: 2009

Last Updated: 2/18/2010

Next >>

Result: 1 of 12

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Sumter County Property Appraiser

2009 Certified Values

Last Updated: 2/18/2010

Parcel: F14=001

< Next Lower Parcel | Next Higher Parcel >>

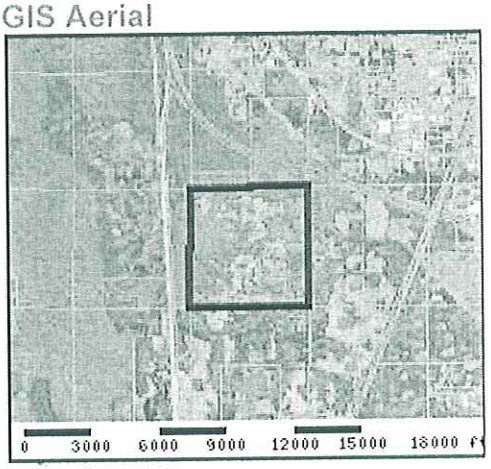
Parcel List Generator | Retrieve Tax Record | Property Card ! | GIS Map | Print

<< Prev Result: 4 of 12 Next >>

Owner & Property Info

Owner's Name	NORTHERN TRUST BANK OF FLA, N.		
Site Address			
Mail Address	332 S MICHIGAN AVE STE 1024 CHICAGO, IL 60604		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	14/19/22	Neighborhood	1002
Year Built		Tax District	County (1001)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
ALL			

GIS Aerial



Property & Assessment Values

Land Value		$46,275.00
Market Value		$2,189,600.00
Assessed Value		$46,275.00
Total Taxable Value		$46,275.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
12/1/2006	1713/501	TR	V (O)	$100.00	
6/1/2006	1618/622	WD	V (M)	$100.00	
9/1/2002	1031/405	TD	V (M)	$405,000.00	
5/1/1995	551/386	WD	V (O)	$100.00	
5/1/1995	551/389	WD	V (O)	$100.00	
5/1/1995	551/392	WD	V (O)	$100.00	
3/1/1990	404/12	WD	V (O)	$100.00	
3/1/1990	404/17	WD	V (O)	$100.00	
2/1/1990	401/571	WD	V (O)	$100.00	
12/1/1989	399/155	WD	V (O)	$100.00	
6/1/1987	382/142	WD	V (O)	$100.00	
8/1/1978	207/79	WD	V (O)	$100.00	
8/1/1978	349/260	WD	V (O)	$100.00	

1/1/1978	198/316	CP	V (O)	$100.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9908			640.00 Acres
6010			235.00 Acres
6040			15.00 Acres
5950			360.00 Acres
6030			20.00 Acres
6060			10.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2009

Last Updated: 2/18/2010

<< Prev

Result: 4 of 12

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DISCLAIMER

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Sumter County Property Appraiser

2009 Certified Values

Last Updated: 2/18/2010

Parcel List Generator | Retrieve Tax Record | Property Card ! | GIS Map | Print

Parcel: F23=001

< Next Lower Parcel | Next Higher Parcel >>

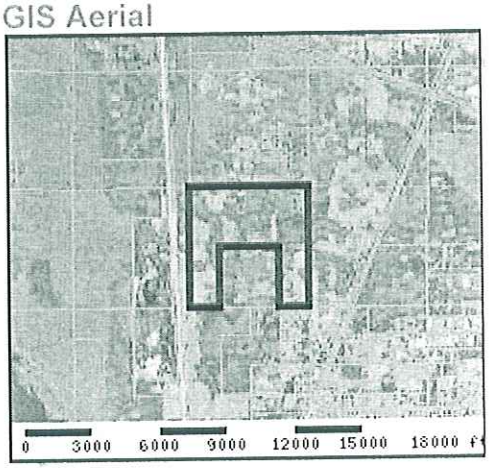
<< Prev Result: 5 of 12 Next >>

Owner & Property Info

Owner's Name	NORTHERN TRUST BANK OF FLA, N.		
Site Address			
Mail Address	332 S MICHIGAN AVE STE 1024 CHICAGO, IL 60604		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	23/19/22	Neighborhood	1002
Year Built		Tax District	County (1001)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		

N1/2 & W1/2 OF SW1/4 & E1/2 OF SE1/4

GIS Aerial



Property & Assessment Values

Land Value		$35,055.00
Market Value		$1,642,200.00
Assessed Value		$35,055.00
Total Taxable Value		$35,055.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
12/1/2006	1713/501	TR	V (O)	$100.00	
6/1/2006	1618/622	WD	V (M)	$100.00	
6/1/2006	1623/382	WD	V (M)	$100.00	
6/1/2006	1623/392	WD	V (M)	$100.00	
9/1/2002	1031/405	TD	V (M)	$405,000.00	
5/1/1995	551/386	WD	V (O)	$100.00	
5/1/1995	551/389	WD	V (O)	$100.00	
5/1/1995	551/392	WD	V (O)	$100.00	
3/1/1990	404/12	WD	V (O)	$100.00	
3/1/1990	404/17	WD	V (O)	$100.00	
2/1/1990	401/571	WD	V (O)	$100.00	
12/1/1989	399/155	WD	V (O)	$100.00	
6/1/1987	382/142	WD	V (O)	$100.00	

8/1/1978	207/79	WD	V (O)	$100.00	
8/1/1978	349/260	WD	V (O)	$100.00	
1/1/1978	198/316	CP	V (O)	$100.00	
6/1/1968	94/472	WD	V (O)	$100.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9908			480.00 Acres
6010			154.00 Acres
6030			25.00 Acres
6040			85.00 Acres
5950			190.00 Acres
6060			26.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

umter County Property Appraiser - Roll Year: 2009

Last Updated: 2/18/2010

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Sumter County Property Appraiser

2009 Certified Values

Last Updated: 2/18/2010

Parcel: F26=001

< Next Lower Parcel | Next Higher Parcel >>

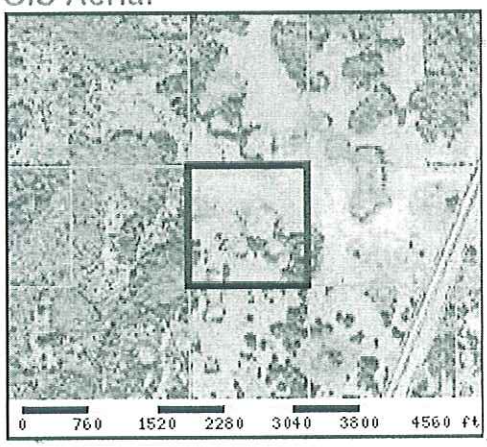
Parcel List Generator | Retrieve Tax Record | Property Card ! | GIS Map | Print

<< Prev Result: 6 of 12 Next >>

Owner & Property Info

Owner's Name	NORTHERN TRUST BANK OF FLA, N.		
Site Address			
Mail Address	332 S MICHIGAN AVE STE 1024 CHICAGO, IL 60604		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	26/19/22	Neighborhood	3011
Year Built		Tax District	County (1001)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
NE1/4 OF NE1/4			

GIS Aerial



Property & Assessment Values

Land Value		$1,925.00
Market Value		$175,950.00
Assessed Value		$1,925.00
Total Taxable Value		$1,925.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
12/1/2006	1713/501	TR	V (O)	$100.00	
6/1/2006	1618/622	WD	V (M)	$100.00	
9/1/2002	1031/405	TD	V (M)	$405,000.00	
5/1/1995	551/386	WD	V (O)	$100.00	
5/1/1995	551/389	WD	V (O)	$100.00	
5/1/1995	551/392	WD	V (O)	$100.00	
3/1/1990	404/12	WD	V (O)	$100.00	
3/1/1990	404/17	WD	V (O)	$100.00	
2/1/1990	401/571	WD	V (O)	$100.00	
12/1/1989	399/155	WD	V (O)	$100.00	
6/1/1987	382/142	WD	V (O)	$100.00	
8/1/1978	207/79	WD	V (O)	$100.00	
1/1/1978	198/316	CP	V (O)	$100.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9905			40.00 Acres
6040			25.00 Acres
6060			15.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2009

Last Updated: 2/18/2010

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Result: 6 of 12

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Sumter County Property Appraiser

2009 Certified Values

Last Updated: 2/18/2010

Parcel: F26=003

< Next Lower Parcel | Next Higher Parcel >>

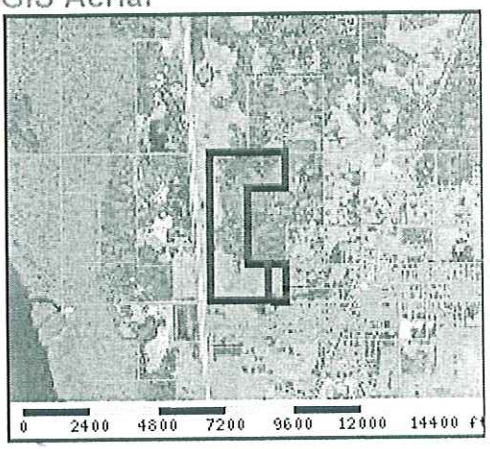
Parcel List Generator | Retrieve Tax Record | Property Card ! | GIS Map | Print

<< Prev Result: 7 of 12 Next >>

Owner & Property Info

Owner's Name	NORTHERN TRUST BANK OF FLA, N.		
Site Address			
Mail Address	332 S MICHIGAN AVE STE 1024 CHICAGO, IL 60604		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	26/19/22	Neighborhood	3011
Year Built		Tax District	County (1001)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
NE1/4 OF NW1/4 & W1/2 OF W1/2 & SE1/4 OF SW1/4 LESS RD RWY			

GIS Aerial



Property & Assessment Values

Land Value		$20,400.00
Market Value		$821,100.00
Assessed Value		$20,400.00
Total Taxable Value		$20,400.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
12/1/2006	1713/501	TR	V (O)	$100.00	
6/1/2006	1618/622	WD	V (M)	$100.00	
9/1/2002	1031/405	TD	V (M)	$405,000.00	
5/1/1995	551/386	WD	V (O)	$100.00	
5/1/1995	551/389	WD	V (O)	$100.00	
5/1/1995	551/392	WD	V (O)	$100.00	
3/1/1990	404/12	WD	V (O)	$100.00	
3/1/1990	404/17	WD	V (O)	$100.00	
2/1/1990	401/571	WD	V (O)	$100.00	
12/1/1989	399/155	WD	V (O)	$100.00	
6/1/1987	382/142	WD	V (O)	$100.00	
8/1/1978	207/79	WD	V (O)	$100.00	
1/1/1978	198/316	CP	V (O)	$100.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9908			240.00 Acres
6010			110.00 Acres
6030			5.00 Acres
6040			30.00 Acres
5950			80.00 Acres
6060			15.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2009

Last Updated: 2/18/2010

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Sumter County Property Appraiser

2009 Certified Values

Last Updated: 2/18/2010

Parcel: F11=005

< Next Lower Parcel | Next Higher Parcel >>

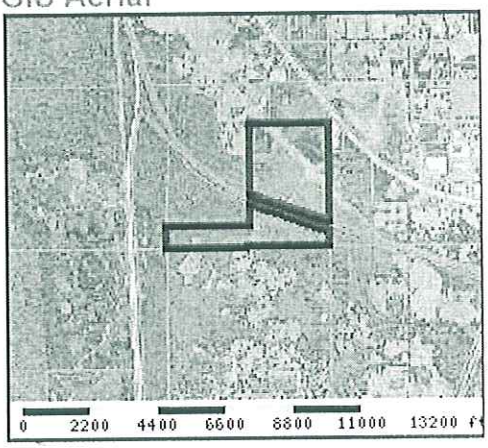
Parcel List Generator | Retrieve Tax Record | Property Card ! | GIS Map | Print

<< Prev Result: 8 of 12 Next >>

Owner & Property Info

Owner's Name	NORTHERN TRUST BANK OF FLA.		
Site Address			
Mail Address	332 S MICHIGAN AVE STE 1024 CHICAGO, IL 60604		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	11/19/22	Neighborhood	1002
Year Built		Tax District	County (1001)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
S1/2 OF NE1/4 & S1/2 OF S1/2 O F SW1/4 & SE1/4 LESS TURNPIKE R/W			

GIS Aerial



Property & Assessment Values

Land Value		$12,975.00
Market Value		$889,525.00
Assessed Value		$12,975.00
Total Taxable Value		$12,975.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
12/1/2006	1713/501	TR	V (O)	$100.00	
6/1/2006	1618/622	WD	V (M)	$100.00	
9/1/2002	1031/405	TD	V (M)	$405,000.00	NORTHERN TRUST BANK OF FLA.
9/1/2002	1031/418	TD	V (M)	$18,500.00	
9/1/2002	1031/429	WD	V (O)	$100.00	NORTHERN TRUST BANK OF FLA.
9/1/2002	1061/265	WD	V (M)	$100.00	NORTHERN TRUST BANK OF FLA.
9/1/2002	1061/268	TD	V (M)	$100.00	NORTHERN TRUST BANK OF FLA.
5/1/1995	551/386	WD	V (O)	$100.00	
5/1/1995	551/389	WD	V (O)	$100.00	

5/1/1995	551/392	WD	V (O)	$100.00	
3/1/1990	404/12	WD	V (O)	$100.00	
3/1/1990	404/17	WD	V (O)	$100.00	
2/1/1990	401/571	WD	V (O)	$100.00	
12/1/1989	399/155	WD	V (O)	$100.00	
6/1/1987	382/142	WD	V (O)	$100.00	
8/1/1978	207/79	WD	V (O)	$100.00	
8/1/1978	349/260	WD	V (O)	$100.00	
1/1/1978	198/316	CP	V (O)	$100.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9908			260.00 Acres
6010			34.00 Acres
6040			41.00 Acres
5950			185.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2009

Last Updated: 2/18/2010

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Result: 8 of 12

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Sumter County Property Appraiser

2009 Certified Values

Last Updated: 2/18/2010

Parcel List Generator | Retrieve Tax Record | Property Card ! | GIS Map | Print

Parcel: F12=033

< Next Lower Parcel | Next Higher Parcel >>

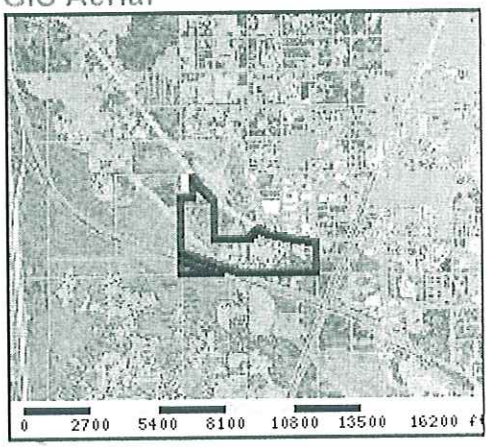
<< Prev Result: 9 of 12 Next >>

Owner & Property Info

Owner's Name	NORTHERN TRUST BANK OF FLA.		
Site Address			
Mail Address	332 S MICHIGAN AVE STE 1024 CHICAGO, IL 60604		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	12/19/22	Neighborhood	1002
Year Built		Tax District	County (1001)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		

SE1/4 OF SW1/4 & S1/2 OF SE1/4 & W1/2 OF SW1/4 & THAT PART OF NE1/4 OF SE1/4 S OF H/W 44 & THAT PART OF NW1/4 OF SE1/4 S & E OF OLD MONARCH RD LYING S & W OF H/W 44 & LESS TURNPIKE R/W IN SW1/4

GIS Aerial



Property & Assessment Values

Land Value		$16,397.00
Market Value		$654,861.00
Assessed Value		$16,397.00
Total Taxable Value		$16,397.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
12/1/2006	1713/501	TR	V (O)	$100.00	
6/1/2006	1618/622	WD	V (M)	$100.00	
9/1/2005	1442/393	CD	V (O)	$100.00	
10/1/2002	1027/71	QC	V (M)	$100.00	NORTHERN TRUST BANK OF FLA.
9/1/2002	1031/405	TD	V (M)	$405,000.00	NORTHERN TRUST BANK OF FLA.
9/1/2002	1034/418	TD	V (M)	$18,500.00	
9/1/2002	1031/429	WD	V (O)	$100.00	NORTHERN TRUST BANK OF FLA.
9/1/2002	1061/265	WD	V (M)	$100.00	NORTHERN TRUST BANK OF FLA.

9/1/2002	1061/268	TD	V (O)	$100.00	NORTHERN TRUST BANK OF FLA.
2/1/1996	581/488	WD	V (O)	$0.00	
5/1/1995	551/386	WD	V (O)	$100.00	
5/1/1995	551/389	WD	V (O)	$100.00	
5/1/1995	551/392	WD	V (O)	$100.00	
3/1/1990	404/12	WD	V (O)	$100.00	
3/1/1990	404/17	WD	V (O)	$100.00	
2/1/1990	401/571	WD	V (O)	$100.00	
12/1/1989	399/155	TD	V (O)	$100.00	
1/1/1980	382/142	WD	V (O)	$100.00	
1/1/1980	507/45	WD	V (O)	$100.00	
1/1/1980	507/47	WD	V (O)	$100.00	
8/1/1978	207/79	WD	V (O)	$100.00	
8/1/1978	349/260	WD	V (O)	$100.00	
1/1/1978	198/316	CP	V (O)	$100.00	
8/1/1976	1027/074	TD	V (M)	$100.00	NORTHERN TRUST BANK OF FLA.

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9907			191.41 Acres
6010			70.00 Acres
6040			86.41 Acres
5950			30.00 Acres
6060			4.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2009

Last Updated: 2/18/2010

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Sumter County Property Appraiser

2009 Certified Values

Last Updated: 2/18/2010

Parcel: F24=003

.< Next Lower Parcel | Next Higher Parcel >>

Parcel List Generator | Retrieve Tax Record | Property Card ! | GIS Map | Print

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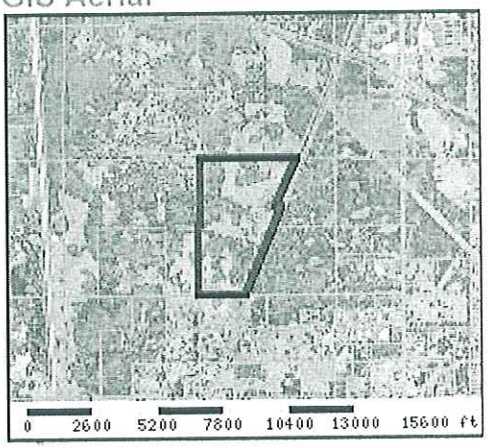
Owner & Property Info

Owner's Name	NORTHERN TRUST BANK OF FLA.		
Site Address			
Mail Address	332 S MICHIGAN AVE STE 1024 CHICAGO, IL 60604		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	24/19/22	Neighborhood	1002
Year Built		Tax District	County (1001)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THAT PART OF SEC LYING W OF SCL RR R/W & TERMINAL LANDS			

GIS Aerial



Property & Assessment Values

Land Value		$25,155.00
Market Value		$1,245,335.00
Assessed Value		$25,155.00
Total Taxable Value		$25,155.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
12/1/2006	1713/501	TR	V (O)	$100.00	
6/1/2006	1618/622	WD	V (M)	$100.00	
9/1/2002	1031/405	TD	V (M)	$405,000.00	
5/1/1995	551/386	WD	V (O)	$100.00	
5/1/1995	551/389	WD	V (O)	$100.00	
5/1/1995	551/392	WD	V (O)	$100.00	
3/1/1990	404/12	WD	V (O)	$100.00	
3/1/1990	404/17	WD	V (O)	$100.00	
2/1/1990	401/571	WD	V (O)	$100.00	
12/1/1989	399/155	WD	V (O)	$100.00	
6/1/1987	382/142	WD	V (O)	$100.00	
8/1/1978	207/79	WD	V (O)	$100.00	
8/1/1978	349/260	WD	V (O)	$100.00	

1/1/1978	198/316	CP	V (O)	$100.00	
6/1/1968	94/472	WD	V (O)	$100.00	
6/1/1968	94/471	QC	V (O)	$100.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9908			364.00 Acres
6010			120.00 Acres
6030			10.00 Acres
6040			25.00 Acres
5950			185.00 Acres
6060			24.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2009

Last Updated: 2/18/2010

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Result: 10 of 12

Next >>

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Sumter County Property Appraiser

2009 Certified Values

Last Updated: 2/18/2010

Parcel: F25=001

.< Next Lower Parcel | Next Higher Parcel >>

Parcel List Generator | Retrieve Tax Record | Property Card ! | GIS Map | Print

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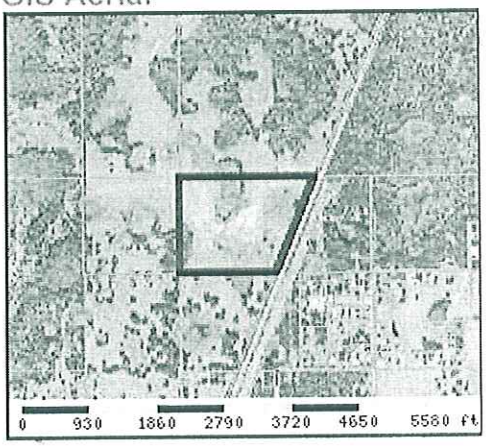
Owner & Property Info

Owner's Name	NORTHERN TRUST BANK OF FLA.		
Site Address			
Mail Address	332 S MICHIGAN AVE STE 1024 CHICAGO, IL 60604		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	25/19/22	Neighborhood	3012
Year Built		Tax District	County (1001)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
N1/2 OF NW1/4 W OF SCL RR			

GIS Aerial



Property & Assessment Values

Land Value		$4,850.00
Market Value		$195,500.00
Assessed Value		$4,850.00
Total Taxable Value		$4,850.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
6/1/2006	1618/622	WD	V (M)	$100.00	
9/1/2002	1031/405	TD	V (M)	$405,000.00	
5/1/1995	551/386	WD	V (O)	$100.00	
5/1/1995	551/389	WD	V (O)	$100.00	
5/1/1995	551/392	WD	V (O)	$100.00	
6/1/1987	382/142	WD	V (O)	$100.00	
8/1/1978	207/79	WD	V (O)	$100.00	
1/1/1978	198/316	CP	V (O)	$100.00	
6/1/1968	94/472	WD	V (O)	$100.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9906			50.00 Acres
6010			30.00 Acres
6030			5.00 Acres
6060			15.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2009

Last Updated: 2/18/2010

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Sumter County Property Appraiser

2009 Certified Values

Last Updated: 2/18/2010

Parcel: F26=005

< Next Lower Parcel | Next Higher Parcel >>

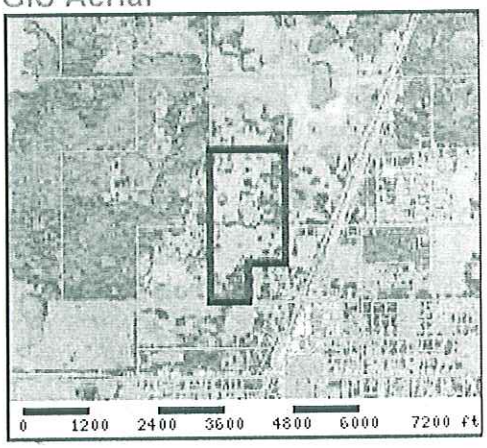
Parcel List Generator | Retrieve Tax Record | Property Card ! | GIS Map | Print

<< Prev Result: 12 of 12

Owner & Property Info

Owner's Name	NORTHERN TRUST BANK OF FLA.		
Site Address			
Mail Address	332 S MICHIGAN AVE STE 1024 CHICAGO, IL 60604		
Use Desc. (code)	PASTURE SEMI IMPROVED (06200)		
Sec/Twp/Rng	26/19/22	Neighborhood	3011
Year Built		Tax District	Coleman (3003)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
SE1/4 OF NE1/4 AND NE1/4 OF SE 1/4 LESS SE1/4 OF NE1/4 OF SE1/4			

GIS Aerial



Property & Assessment Values

Land Value		$8,095.00
Market Value		$277,948.00
Assessed Value		$12,343.00
Total Taxable Value		$12,343.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
12/1/2006	1713/501	TR	V (O)	$100.00	
6/1/2006	1618/622	WD	V (M)	$100.00	
9/1/2002	1031/405	TD	V (M)	$405,000.00	
5/1/1995	551/386	WD	V (O)	$100.00	
5/1/1995	551/389	WD	V (O)	$100.00	
5/1/1995	551/392	WD	V (O)	$100.00	
3/1/1990	404/12	WD	V (O)	$100.00	
3/1/1990	404/17	WD	V (O)	$100.00	
2/1/1990	401/571	WD	V (O)	$100.00	
12/1/1989	399/155	WD	V (O)	$100.00	
6/1/1987	382/142	WD	V (O)	$100.00	
8/1/1978	207/79	WD	V (O)	$100.00	
1/1/1978	198/316	CP	V (O)	$100.00	

6/1/1968	94/472	WD	V (O)	$100.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9906			70.00 Acres
6010			51.00 Acres
6030			7.00 Acres
6040			5.00 Acres
6060			7.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
1 (001)	RES FLV (RES0)	1.00 ()	
2 (002)	Polebarn Shed W/O Co (BR1)	2,100.00 (70.00 x 30.00)	2007

Sumter County Property Appraiser - Roll Year: 2009

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Sumter County Property Appraiser

2009 Certified Values

Last Updated: 2/18/2010

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Parcel: F22=001

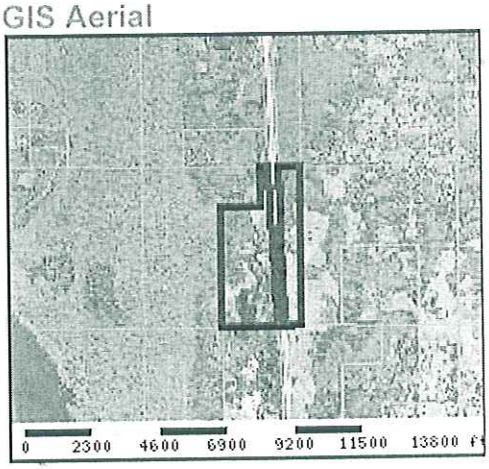
< Next Lower Parcel | Next Higher Parcel >>

<< Prev Result: 2 of 9 Next >>

Owner & Property Info

Owner's Name	SOLA GEORGE L & MARKEL SUZANNE		
Site Address			
Mail Address	% DAVID D SCHAFER 332 S MICHIGAN AVE STE 1024 CHICAGO, IL 60604		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	22/19/22	Neighborhood	1002
Year Built		Tax District	County (1001)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
E1/2 OF E1/2 & W1/2 OF SE1/4 & SW1/4 OF NE1/4 LESS I-75 R/W			

GIS Aerial



Property & Assessment Values

Land Value	$20,745.00
Market Value	$831,364.00
Assessed Value	$20,745.00
Total Taxable Value	$20,745.00
Exemptions	None $0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
6/1/2006	1618/622	WD	V (M)	$100.00	
6/1/2006	1623/382	WD	V (M)	$100.00	
6/1/2006	1623/392	WD	V (M)	$100.00	
4/1/2006	1618/618	WD	V (M)	$100.00	
10/1/2005	1530/322	TR	V (O)	$100.00	
10/1/2005	1618/610	CD	V (O)	$100.00	
12/1/2004	1315/263	WD	V (M)	$185,000.00	NORTHERN TRUST BANK OF FLA. N.A. T
9/1/2002	1031/405	TD	V (M)	$405,000.00	
5/1/1995	551/386	WD	V (O)	$100.00	
5/1/1995	551/389	WD	V (O)	$100.00	
5/1/1995	551/392	WD	V (O)	$100.00	

3/1/1990	404/12	WD	V (O)	$100.00	
3/1/1990	404/117	WD	V (O)	$100.00	
2/1/1990	401/571	WD	V (O)	$100.00	
12/1/1989	399/155	WD	V (O)	$100.00	
6/1/1987	382/142	WD	V (O)	$100.00	
8/1/1978	207/79	WD	V (O)	$100.00	
8/1/1978	349/260	WD	V (O)	$100.00	
1/1/1978	198/316	WD	V (O)	$100.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9908			243.00 Acres
6010			110.00 Acres
6040			53.00 Acres
5950			30.00 Acres
6060			50.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2009

Last Updated: 2/18/2010

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Sumter County Property Appraiser

2009 Certified Values

Last Updated: 2/18/2010

Parcel: F27=001

< Next Lower Parcel | Next Higher Parcel >>

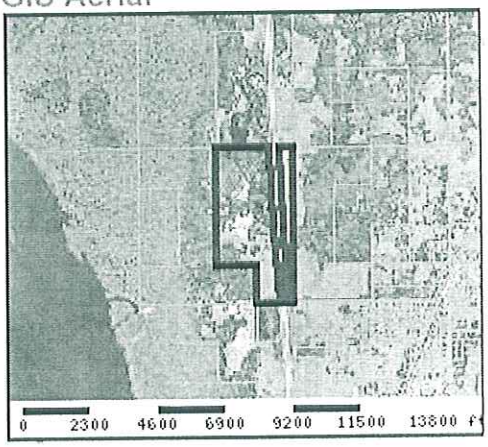
Parcel List Generator | Retrieve Tax Record | Property Card ! | GIS Map | Print

<< Prev Result: 3 of 9 Next >>

Owner & Property Info

Owner's Name	SOLA GEORGE L & SUZANNE S, MAR		
Site Address			
Mail Address	% DAVID D SCHAFER 332 S MICHIGAN AVE STE 1024 CHICAGO, IL 60604		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	27/19/22	Neighborhood	3011
Year Built		Tax District	County (1001)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
E1/2 OF E1/2 & W1/2 OF NE1/4 & NW1/4 OF SE1/4 LESS I75 R/W			

GIS Aerial



Property & Assessment Values

Land Value		$25,860.00
Market Value		$831,364.00
Assessed Value		$25,860.00
Total Taxable Value		$25,860.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
6/1/2006	1618/622	WD	V (M)	$100.00	
4/1/2006	1618/618	WD	V (O)	$100.00	
10/1/2005	1530/32	WD	V (M)	$0.00	
10/1/2005	1618/610	CD	V (O)	$100.00	
12/1/2004	1315/263	WD	V (M)	$185,000.00	NORTHERN TRUST BANK OF FLA N.A. T
9/1/2002	1031/405	TD	V (M)	$405,000.00	
5/1/1995	551/386	WD	V (O)	$100.00	
5/1/1995	551/389	WD	V (O)	$100.00	
5/1/1995	551/392	WD	V (O)	$100.00	
3/1/1990	404/12	WD	V (O)	$100.00	
3/1/1990	404/17	WD	V (O)	$100.00	

2/1/1990	401/571	WD	V (O)	$100.00	
12/1/1989	399/155	WD	V (O)	$100.00	
6/1/1987	382/142	WD	V (O)	$100.00	
8/1/1978	207/79	WD	V (O)	$100.00	
8/1/1978	349/260	WD	V (O)	$100.00	
1/1/1978	198/316	CP	V (O)	$100.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9908			243.00 Acres
6010			160.00 Acres
6040			40.00 Acres
6060			43.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2009

Last Updated: 2/18/2010

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Result: 3 of 9

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THE MONARCH RANCH

Large-Scale Comprehensive Plan Amendment

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EXHIBIT "A"

Exhibit "A"

Akerman Senterfitt
ATTORNEYS AT LAW

Dallas
Denver
Fort Lauderdale
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www.akerman.com

407 423 4000 *tel* 407 843 6610 *fax*

Heather Himes
407 419 8566 *direct tel*
407 254 3765 *direct fax*
heather.himes@akerman.com

February 24, 2010

Jason F. McHugh
Development Services Coordinator
City of Wildwood
100 North Main St.
Wildwood, Florida 32757

Re: Monarch Ranch

Dear Jason:

I am writing this letter on behalf of our clients, George Sola and Suzanne Markel, the owners of the property located at the intersection of I-75 and the Florida Turnpike in Sumter County, more specifically described on **Exhibit A** attached (the "Property"). We are in the process of applying for a Comprehensive Plan Amendment with Sumter County to designate the Property as Industrial. It is our understanding that the Property is with the City's utility service area. The purpose of this letter is to request a utility service letter from the City of Wildwood for water, wastewater and reuse water.

The Comprehensive Plan Amendment is proposing 16,335,000 square feet of industrial for the approximately 2,600 acres that make up the Property. The City's Land Development Code does not provide a conversion factor for industrial, it provides that it should be reviewed on a case by case basis. As we do not yet have an end user for the site to know precise utility needs, we have looked at other neighboring jurisdictions to see what conversion factors are used for industrial use. Orange County's Code provides that industrial use should be evaluated for capacity demand at a rate of 0.117 ERC per employee. In order to determine how many employees the proposed development would generate, we obtained data from RCLCO and Kimley Horn, who both stated that industrial generates jobs at a rate of 1 employee per 850 square feet of space. Therefore, the proposed development would generate approximately 19,218 employees and at the conversion rate of 0.117, this equates to a capacity demand for the proposed development of 2,249 ERC at build out.

Due to the current planning horizon of the Sumter County Comprehensive Plan, we are proposing this project to be constructed between 2010 and 2020. As we are not yet processing the Application for Development Approval for the project, we do not yet have a detailed phasing plan. For purposes of this Comprehensive Plan, we would project even phasing over the 10 year build out period.

If you need any additional information to process this request, please do not hesitate to contact me. I look forward to hearing from you soon.

Sincerely,

AKERMAN SENTERFITT

Heather M. Himes/hh

Heather M. Himes

Enclosure

EXHIBIT A

Parcel F22=001
Parcel F27=001
Parcel F26=001
Parcel F24=003
Parcel F12=033
Parcel F11=005
Parcel F14=001
Parcel F13=001
Parcel G18=013
Parcel F26=001
Parcel F25=001
Parcel F26=005
Parcel F25=008
Parcel F23=001

EXHIBIT "B"

Exhibit "B"

TRANSPORTATION FACILITIES ANALYSIS

MONARCH RANCH
SUMTER COUNTY, FLORIDA

Prepared for:

Northern Trust Bank of Florida
332 S. Michigan Avenue, Suite 1024
Chicago, IL 60604

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

February 2010

TPD № 4149

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INTRODUCTION

This analysis was undertaken in support of an application to amend the Sumter County Comprehensive Plan's (CP) Future Land Use Map (FLUM) designation of the Monarch Ranch property. The property is generally located east of Interstate 75 and south of the Florida's Turnpike in Sumter County, Florida. The requested amendment is to change the FLUM designation of the property from Agricultural to Industrial/Warehousing. **Figure 1** depicts the location of the proposed development and **Figure 2** illustrates the property boundary.

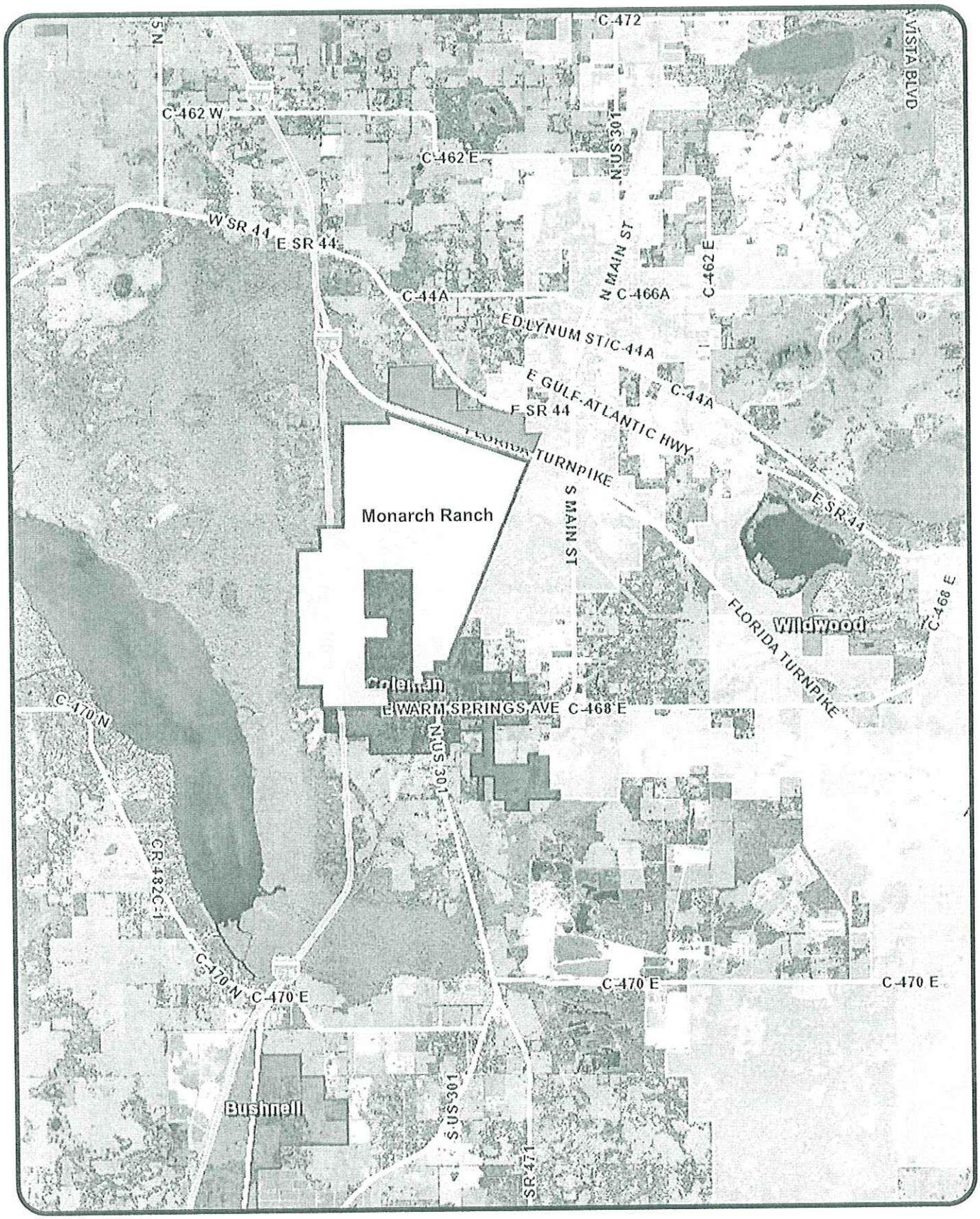
The total parcel area is approximately 3,000 acres, of which approximately 1,500 acres are dry and developable and approximately 1,500 acres are wetlands or upland preservation areas. The County's maximum allowable development density for industrial land use is a floor to area ratio (FAR) of 0.25. Therefore, the maximum allowable density under the proposed FLUM designation is an industrial development with a total of 16,335,000 square feet of regional distribution warehousing space, which was calculated as follows:

Max Development = 1,500 acres x 43,560 sf/acre x 0.25 = 16,335,000 square feet

Under the existing FLUM designation of Agricultural, a total density of 1 residential unit per 10-acres is allowable on the property. Therefore, the maximum development under the current FLUM designation is 260 residential units.

The site is strategically located along four major regional transportation facilities. From a transportation infrastructure perspective, the site enjoys numerous advantages that will ensure its success as a regional distribution hub for the State. Additionally, the site is located within the County's target area for industrial development and employment center. The development of an industrial distribution center on this property will provide thousands of new employment opportunities to help satisfy the growing demand for local employment centers in Sumter County and the City of Wildwood.

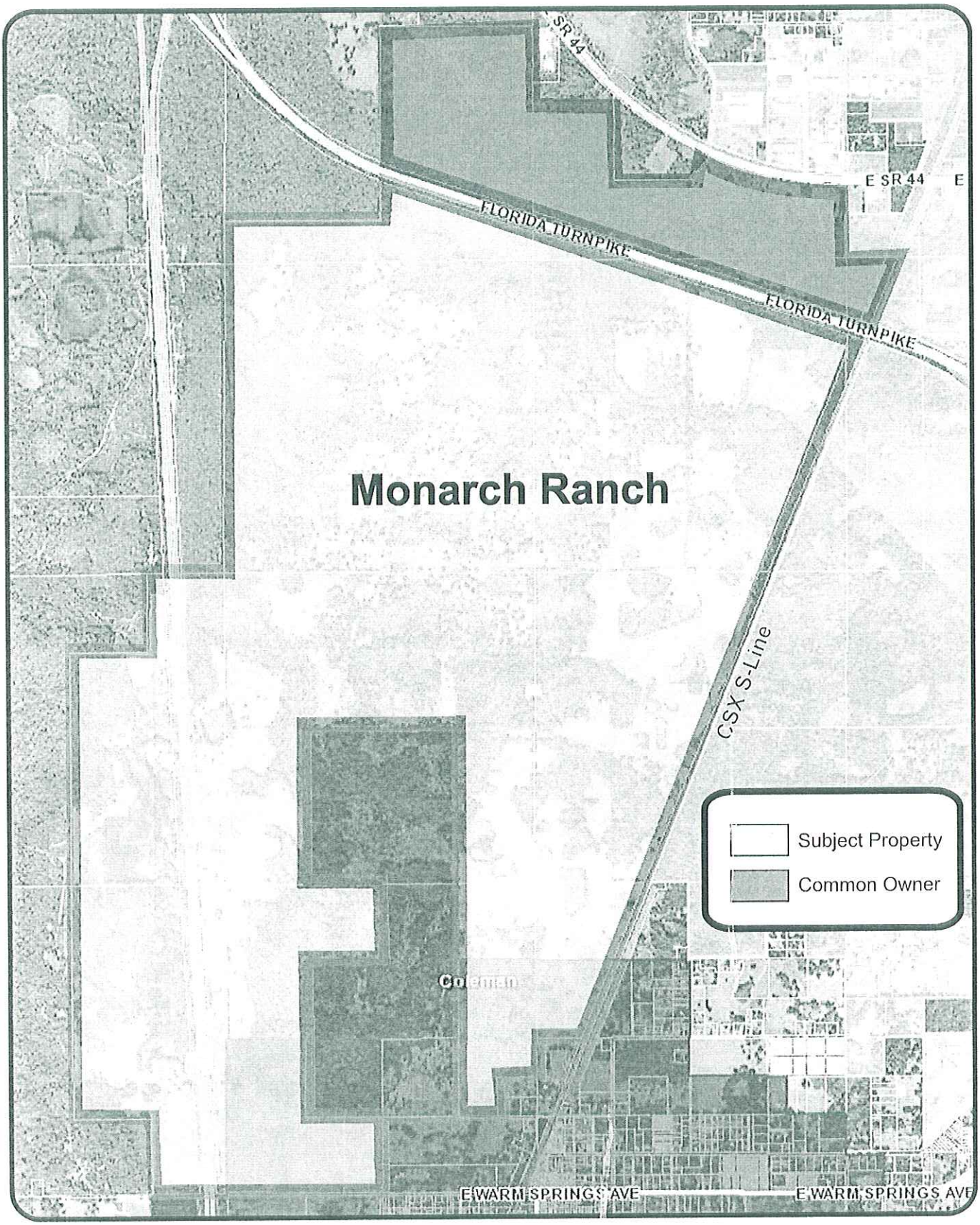
The transportation facilities analysis was performed in accordance with standard practice and analytical methodology required for the completion of a transportation facilities analysis for comprehensive plan amendments. It consisted of an analysis of existing conditions, 5-year horizon buildout conditions, and the 10-year horizon buildout conditions.



Monarch Ranch
Project № 4149
Figure 1

Project Location Map

N
NTS



Monarch Ranch
Project № 4149
Figure 2

Property Boundary

N

NTS

MONARCH RANCH TRANSPORTATION ADVANTAGES

The Monarch Ranch Property is nestled between I-75, the Turnpike and the CSX S-Line. Additionally, access to SR 44 and US 301 is available via a proposed by-pass road to provide transportation relief to the community of Coleman. The site's transportation advantages are detailed as follows:

Interstate 75

The Monarch Ranch property currently has access to I-75 at the SR 44 interchange for northern travel and at the CR 470 interchange for southern travel. However, the property is located on both the east and west sides of I-75. The property's frontage on I-75 is approximate 1.5 miles in length and it straddles the north side of the Warm Springs Road Overpass. This frontage provides opportunities for the applicant to work with State and local agencies to provide transportation solutions that benefit the traveling public as well as the Monarch Ranch property. Planned and potential future improvements include the expansion of I-75 to a six lane freeway in this area and the construction of a new interchange at Warm Springs Road. These improvements would provide additional capacity, accessibility, and economic development to the State, Sumter County, the Coleman Community, Monarch Ranch and the traveling public.

Florida's Turnpike

The Monarch Ranch is located along the Florida's Turnpike, east of the I-75 Interchange. Access to the Turnpike is available at the US 301 Interchange, CR 510 Interchange, and the CR 470 Interchange for travel to and from Central and South Florida. The property fronts the Turnpike along the south right-of-way, while the adjacent parcel north of the Turnpike is in common ownership with the Monarch Ranch. This provides an opportunity for the applicant to work with the State on improvements to the Turnpike/I-75 interchange to help provide the south ramps, allowing for travel between the Turnpike and south I-75. The additional connectivity would result in significant relief on I-75, the Turnpike, and on SR 44. The connection may be constructed as a continuation of the existing interchange (direct access). The connection can alternatively be provided via the Colemand Bypass, by constructing ramps from the Turnpike and I-75 to the Colemand Bypass, allowing for access from and to south I-75. Direct or indirect connection alternatives are pictorially illustrated in **Figure 3**.

Coleman Bypass Road

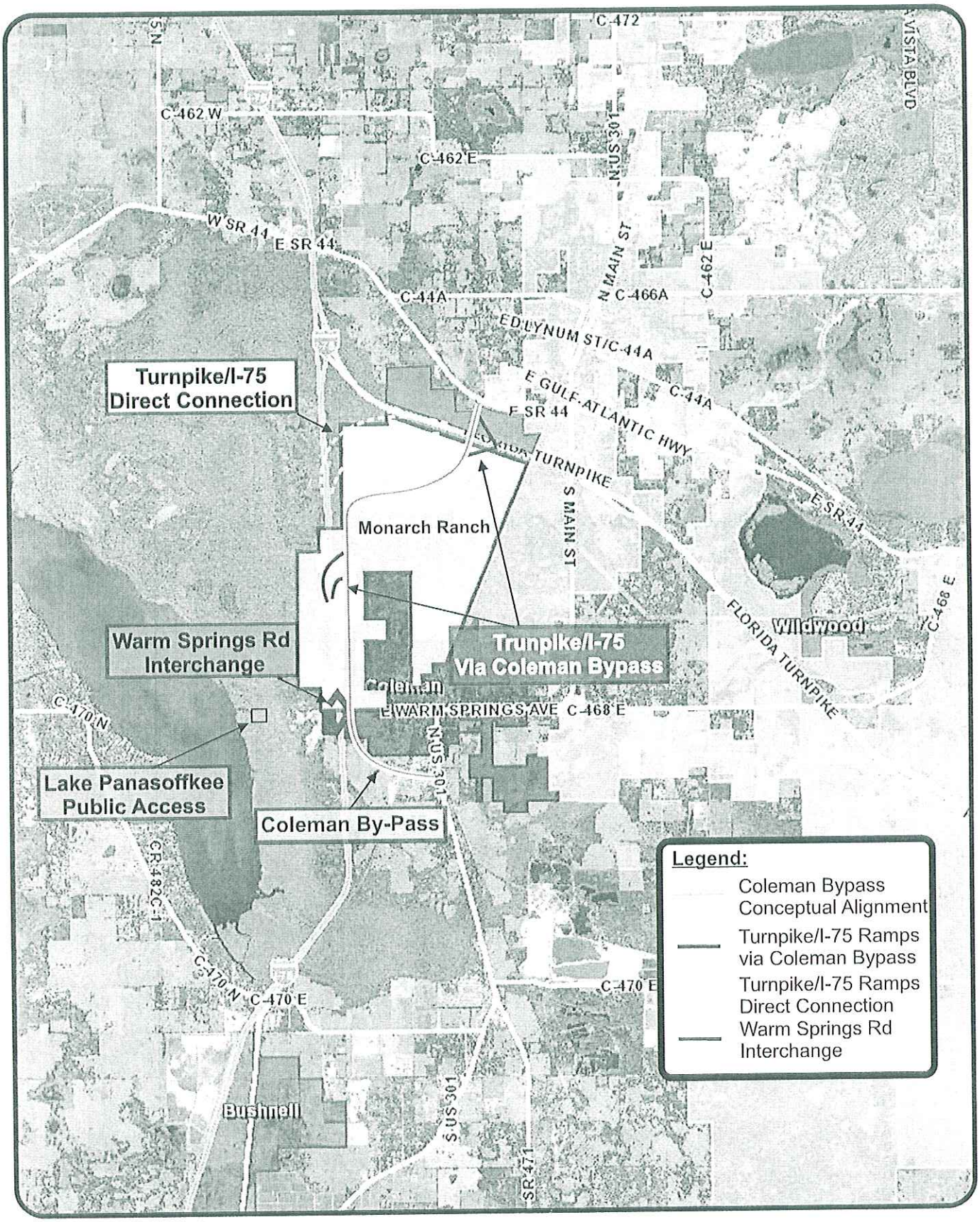
The community of Coleman and Sumter County have long worked on a proposed bypass road that will help alleviate traffic on US 301 and on Warm Springs Road through the community. The bypass road would provide an alternative north-south corridor connecting US 301 and SR 44. The applicant and adjacent property owners have discussed with the County the planned construction of the Coleman Bypass Road, which would travel approximately 5.5 miles around the community. The conceptual alignment is illustrated in **Figure 3**. As envisioned, the roadway would travel through multiple properties all currently held by two major land owners and one minor land owner. The proposed road could be developed through various funding mechanisms with significant reliance on private funds provided by the Monarch Ranch and other local land owners.

Lake Panasoffkee

The state has recently completed a multi-million dollar restoration project of Lake Panasoffkee. The only public access to the lake is located at the western end of Warm Springs Road. Currently, this public access area is only accessible via Warm Springs Road traveling through the center of Coleman. Therefore, the construction of the Coleman Bypass and a new interchange at I-75 will significantly enhance access to the public area and public boat ramp on Warm Springs Road.

CSX S-Line

The Monarch Ranch property is adjacent to the CSX S-line on its eastern property boundary. The rail frontage is more than 2 miles in length. It is estimated that the property is one of the last three in the state that would be able to accommodate a spur off the main S-line. It is envisioned that a future industrial/distribution warehousing operation on this property will greatly benefit from this access to the freight line. A transfer station at this site would allow direct access to goods and products to be transported by freight train to and from Florida, resulting in significant cost, transportation, and environmental benefits to the State and to the community.



Monarch Ranch
Project № 4149
Figure 3

Coleman Bypass Conceptual Alignment & Alternative Transportation Imporvements

EXISTING TRAFFIC CONDITIONS

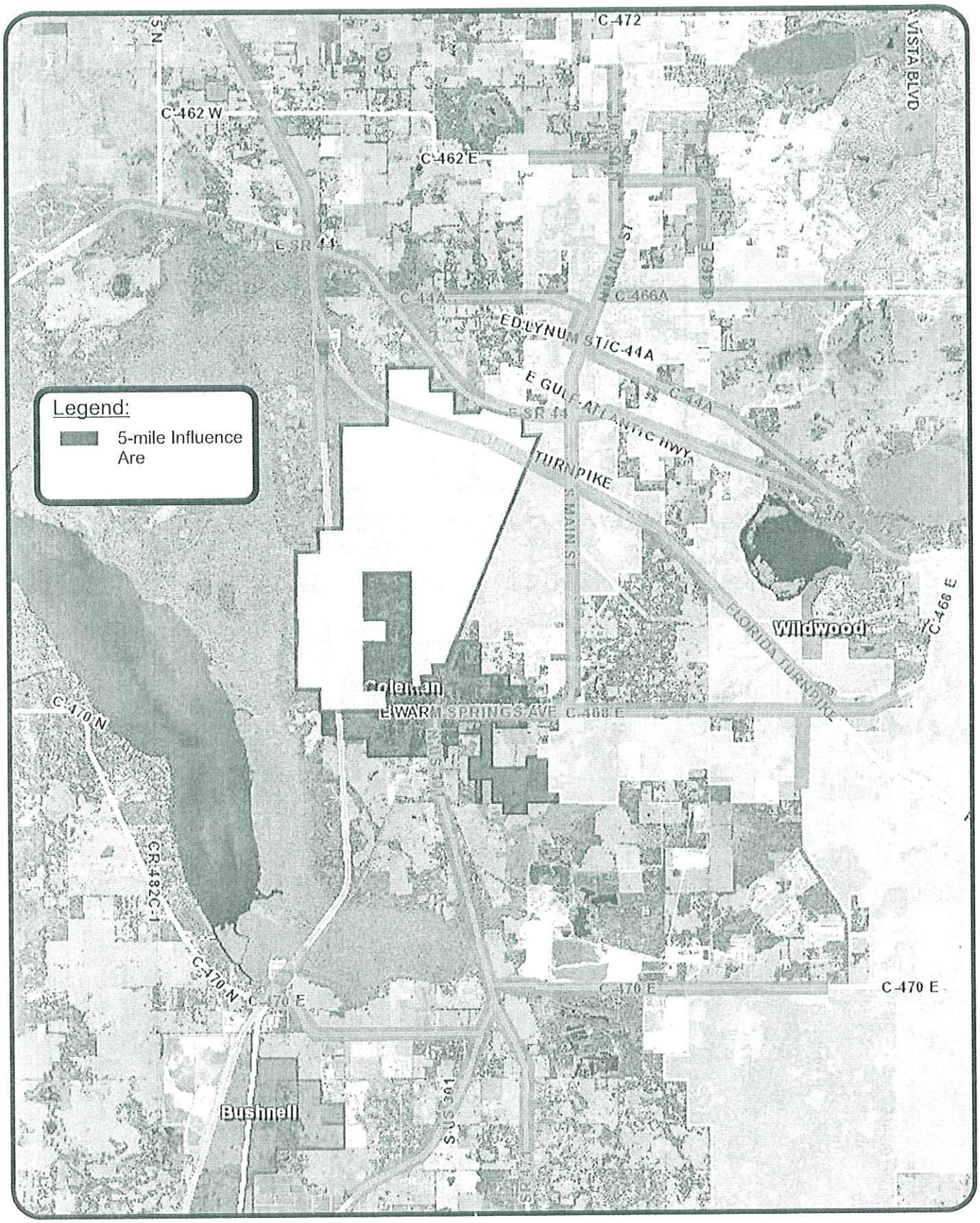
The existing traffic conditions in the vicinity of the project site were evaluated within the project's primary influence area. Generally, the project's influence area was considered to be roadways within 5 miles of the project as measured along the right-of-way. **Figure 4** illustrates the approximate limits of the study area for this project.

The existing conditions were analyzed on the area's major roadways for daily and P.M. peak hour traffic volumes. The analysis evaluates existing Level of Service (LOS) by facility based on a comparison of the latest available traffic volume on each roadway segments with the respective segment's adopted capacity. Adopted LOS standards were obtained from the Sumter County Comprehensive Plan Transportation Element, included in **Appendix A**. Existing traffic volumes were obtained from the latest Sumter County Concurrency Management System (CMS) database. Service volumes were extracted from the Florida Department of Transportation's (FDOT) 2009 Quality/Level of Service Tables. **Table 1** summarizes the existing conditions capacity analysis in the area.

The analysis of existing conditions indicates that all roadway segments within the project's study area currently operate within their adopted LOS for daily and peak hour conditions, with the exception of Interstate 75 from CR 48 to Marion County Line, and US 301 from Jarrell Avenue to CR 472.

Interstate 75 is operating at LOS C, however due to the area's designation as "rural" the adopted LOS on this facility is LOS B. It is anticipated that the Interstate in this area will be designated as "transitioning" in the future as the population in Wildwood continues to grow. Additionally, the FDOT is planning improvements to I-75 that will expand the facility to six lanes between CR 48 and the Turnpike.

US 301 is deficient on the 2-lane segment north of Wildwood. This segment is being improved to a 4-lane divided facility that will connect the existing 4-lane sections to the north and south.



Monarch Ranch
Project № 4149
Figure 4

Project Influence Area

N

NTS

Table 1
Existing Conditions (2008)

Roadway	Segment Limits		#	LOS	Daily			Peak			Deficient?	
	from	to	Lns	Std	Volume	Capacity	LOS	Volume	Capactiy	LOS	Daily	Peak
BUENA VISTA BLVD	C-466A	C-472	4D	D	5,435	58,800	B	587	5,700	B	n	n
BUENA VISTA BLVD	C-472	C-466	4D	D	14,915	58,800	B	1,611	5,700	B	n	n
C-44A	SR 44	CR 221	2U	D	1,066	21,100	B	109	2,040	B	n	n
C-44A	CR 221	CR 213	2U	D	1,066	21,100	B	109	2,040	B	n	n
C-44A	CR 213	US 301/SR 35	2U	D	1,066	21,100	B	109	2,040	B	n	n
C-44A	US 301/SR 35	CR 139	2U	D	1,734	15,200	C	177	1,480	C	n	n
C-44A	CR 139	BUENA VISTA BLVD	2U	D	3,108	21,100	B	317	2,040	B	n	n
C-44A	BUENA VISTA BLVD	SR 44	2U	D	3,108	21,100	B	317	2,040	B	n	n
C-462	C-475	CR 229	2U	C	584	15,100	B	67	1,460	B	n	n
C-462	CR 229	CR 223	2U	C	1,803	15,100	B	198	1,460	B	n	n
C-462	CR 223	CR 221	2U	C	1,803	15,100	B	198	1,460	B	n	n
C-462	CR 221	CR 209	2U	C	1,803	15,100	B	198	1,460	B	n	n
C-462	CR 209	US 301/SR 35	2U	D	2,806	21,100	B	286	2,040	B	n	n
C-462	US 301/SR 35	CR 121	2U	D	4,470	15,200	C	455	1,480	C	n	n
C-462	CR 121	C-466A	2U	D	4,233	15,200	C	431	1,480	C	n	n
C-466A	US 301/SR 35	C-462	2U	D	7,496	21,100	B	809	2,040	C	n	n
C-466A	C-462	BUENA VISTA BLVD	4D	D	9,250	58,800	B	999	5,700	B	n	n
C-468	US 301/SR 35	CR 513	2U	C	2,898	15,100	B	295	1,460	B	n	n
C-468	CR 513	CR 507	2U	C	2,898	15,100	B	295	1,460	B	n	n
C-468	CR 507	CR 501	2U	C	2,967	15,100	B	302	1,460	B	n	n
C-468	CR 501	SR 91/FLORIDAS TURNPIKE	2U	C	2,967	15,100	B	302	1,460	B	n	n
C-468	SR 91/FLORIDAS TURNPIKE	SR 44	2U	D	3,570	20,000	B	368	2,030	B	n	n
C-470 E	SR 93/I-75	C-475	2U	D	8,151	15,200	C	839	1,480	C	n	n
C-470 E	C-475	US 301/SR 35	2U	D	8,151	15,200	C	839	1,480	C	n	n
C-470 E	US 301/SR 35	CR 501	2U	C	7,194	10,500	C	733	1,020	C	n	n
C-470 E	CR 501	LAKE COUNTY BOUNDARY	2U	C	6,924	14,200	B	713	1,480	B	n	n
C-470 N	CR 416 N	SR 93/I-75	2U	D	7,743	20,000	B	797	2,030	B	n	n
CR 221	C-44A	C-462 E	2U	C	1,434	15,100	B	145	1,460	B	n	n
CR 501	C-470E	C-468	2U	C	2,304	15,100	B	235	1,460	B	n	n
SR 44	C-475	SR 93/I-75 W	4D	B	8,229	26,300	B	837	2,370	B	n	n
SR 44	SR 93/I-75 W	SR 93/I-75 E	4D	D	15,139	30,000	C	1,555	2,910	C	n	n
SR 44	SR 93/I-75 E	CR 229	4D	D	15,139	30,000	C	1,555	2,910	C	n	n
SR 44	CR 229	C-44A	4D	D	15,139	30,000	C	1,555	2,910	C	n	n
SR 44	C-44A	INDUSTRIAL DR	4D	D	14,544	33,800	C	1,532	3,280	B	n	n

Table 1
Existing Conditions (2008) (Continued)

Roadway	Segment Limits		#	LOS	Daily			Peak			Deficient?	
	from	to	Lns	Std	Volume	Capacity	LOS	Volume	Capactiy	LOS	Daily	Peak
SR 44	INDUSTRIAL DR	US 301/SR 35	4D	D	14,544	33,800	C	1,532	3,280	B	n	n
SR 44	US 301/SR 35	CR 156	4D	D	12,750	33,800	C	1,299	3,280	B	n	n
SR 44	CR 156	BUENA VISTA BLVD	4D	D	14,841	58,800	B	1,512	5,700	B	n	n
SR 44	BUENA VISTA BLVD	C-44A	4D	D	14,841	58,800	B	1,512	5,700	B	n	n
SR 44	C-44A	C-468	4D	D	16,932	58,800	B	1,725	5,700	B	n	n
SR 471	C-48 E	C-476	2U	C	5,454	13,860	B	545	1,350	B	n	n
SR 471	C-476	1/4 MILE S OF US 301	2U	C	3,624	13,860	B	390	1,350	B	n	n
SR 471	1/4 MILE S OF US 301	US 301/SR 35	2U	D	3,624	13,000	C	390	1,260	C	n	n
SR 91/FLORIDAS TURNPIKE	SR 93/I-75	US 301/SR 35	4F	C	34,800	57,600	B	3,306	5,410	B	n	n
SR 91/FLORIDAS TURNPIKE	US 301/SR 35	LAKE COUNTY BOUNDARY	4F	C	35,860	57,600	B	3,593	5,410	B	n	n
SR 93/I-75	C-48	C-470 E	4F	B	39,675	37,100	C	3,964	3,820	C	Y	Y
SR 93/I-75	C-470 E	SR 91/FLORIDAS TURNPIKE	4F	B	40,398	37,100	C	4,076	3,820	C	Y	Y
SR 93/I-75	SR 91/FLORIDAS TURNPIKE	SR 44	6F	B	71,500	56,500	C	7,150	5,820	C	Y	Y
SR 93/I-75	SR 44	MARION COUNTY BOUNDARY	6F	B	68,000	56,500	C	6,800	5,820	C	Y	Y
US 301/SR 35	C-476	1/4 MILE S OF 470 E	2U	D	5,576	13,800	C	580	2,000	B	n	n
US 301/SR 35	1/4 MILE S OF 470 E	C-470 E (S)	2U	D	6,324	13,000	C	651	1,260	C	n	n
US 301/SR 35	C-470 E (S)	SR 471	2U	D	6,324	13,000	C	651	1,260	C	n	n
US 301/SR 35	SR 471	C-470 E (N)	2U	D	11,526	13,000	D	1,186	1,260	D	n	n
US 301/SR 35	C-470 E (N)	CR 514	2U	D	6,263	13,000	C	626	1,260	C	n	n
US 301/SR 35	CR 514	C-468	2U	D	6,263	21,100	B	620	2,040	B	n	n
US 301/SR 35	C-468	SR 91/FLORIDAS TURNPIKE	2U	D	9,976	21,100	C	1,042	2,040	C	n	n
US 301/SR 35	SR 91/FLORIDAS TURNPIKE	CR 156	4D	D	11,525	33,800	C	1,205	3,280	B	n	n
US 301/SR 35	CR 156	SR 44	4D	D	13,075	33,800	C	1,370	3,280	B	n	n
US 301/SR 35	SR 44	C-44A	4D	D	22,214	33,800	C	2,352	3,280	B	n	n
US 301/SR 35	C-44A	C-466A	4D	D	19,538	33,800	C	2,039	3,280	B	n	n
US 301/SR 35	C-466A	JARRELL AVE.	4D	D	15,765	30,000	C	1,672	2,910	C	n	n
US 301/SR 35	JARRELL AVE.	C-462 (S)	2U	D	15,765	15,200	F	1,672	1,480	F	Y	Y
US 301/SR 35	C-462 (S)	C-462 (N)	2U	D	15,728	15,200	F	1,706	1,480	F	Y	Y
US 301/SR 35	C-462 (N)	CR 222	2U	D	15,322	15,200	F	1,599	1,480	F	Y	Y
US 301/SR 35	CR 222	C-472	2U	D	15,322	15,200	F	1,599	1,480	F	Y	Y

PLANNED AND PROGRAMMED IMPROVEMENTS

A review was conducted to identify planned improvements on the transportation network within the project's influence area. This review included the Sumter County Capital Improvements Element (CIE) and Capital Improvements Program (CIP), the Lake-Sumter Metropolitan Planning Organization's Transportation Improvement Program (TIP), and the Sumter County Long Range Transportation Plan (LRTP). Improvements found in these documents were considered to be in place for the purpose of the long range analysis of the impact of the proposed FLUM change related to this comprehensive plan amendment request. Supporting information is included in **Appendix B**.

Programmed Improvements are those funded within the first three years of the CIP, while unfunded improvements are listed as planned improvements.

Programmed Improvements

CR 528, US 301 to SR 471 – Improved 2-Lane Facility
CR 139, SR 44A to CR 466A – Widen to 4 Lanes
CR 462, US 301 to CR 466A – Widen to 4 Lanes
CR 466A, Buena Vista Blvd to CR 139 – Widen to 4 Lanes
US 301, CR 232 to NE 110th Rd – Widen to 4 Lanes

Planned Improvements

CR 468, US 301 to SR 44 – Widen to 4 Lanes
CR 470, I-75 to Lake C.L. – Widen to 4 Lanes
CR 501, CR 468 to CR 470 – Widen to 4 Lanes
I-75, Hernando C.L. to Turnpike – Widen to 6 Lanes
I-75 & CR 466, Add Interchange
Turnpike & CR 468, Add Partial Interchange

PROPOSED DEVELOPMENT AND TRIP GENERATION

Under the existing FLUM designation of Agricultural, the property could be improved with up to 260 residential units. The requested amendment to the FLUM will increase the maximum allowable density to 16,335,000 square feet of distribution warehousing center. The difference in trips generated by the proposed amendment is calculated as follows:

Trip Generation

The trip generation for the existing and proposed land use densities was calculated using trip generation information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Report, 8th Edition.* The trip generation rates and calculations are summarized in **Table 2**, which shows the daily and P.M. peak hour trips. Detailed calculation worksheets are provided in **Appendix C**.

From these calculations, the 260 residential units allowable under the current FLUM designation would generate a total 2,504 daily trips, of which 248 trips occur in the P.M. peak hour. The maximum development with the amendment would generate 23,522 daily trips, of which 1,634 occur in the P.M. peak hour. Therefore, the daily and P.M. peak hour trip generation would increase by 21,018 daily trips and 1,386 P.M. peak hour trips as a result of the proposed amendment.

Table 2
Trip Generation Calculation

Land Use	ITE Code	Size	Daily Rate	PM Peak Rate	Daily Traffic	Peak Hour		
						Total	Enter	Exit
Max Allowable Development - Existing Land Use Designation (Agricultural)								
Single Family Residential	210	260 Units	9.63	0.95	2,504	248	156	92
Max Allowable Development - Proposed Land Use Designation (Warehouse/Industrial)								
Distribution Warehousing	152	16,335,000 SF	1.44	0.10	23,522	1,634	539	1,095
Net Change in Trips with Proposed Amendment					**21,018**	**1,386**	**383**	**1,003**

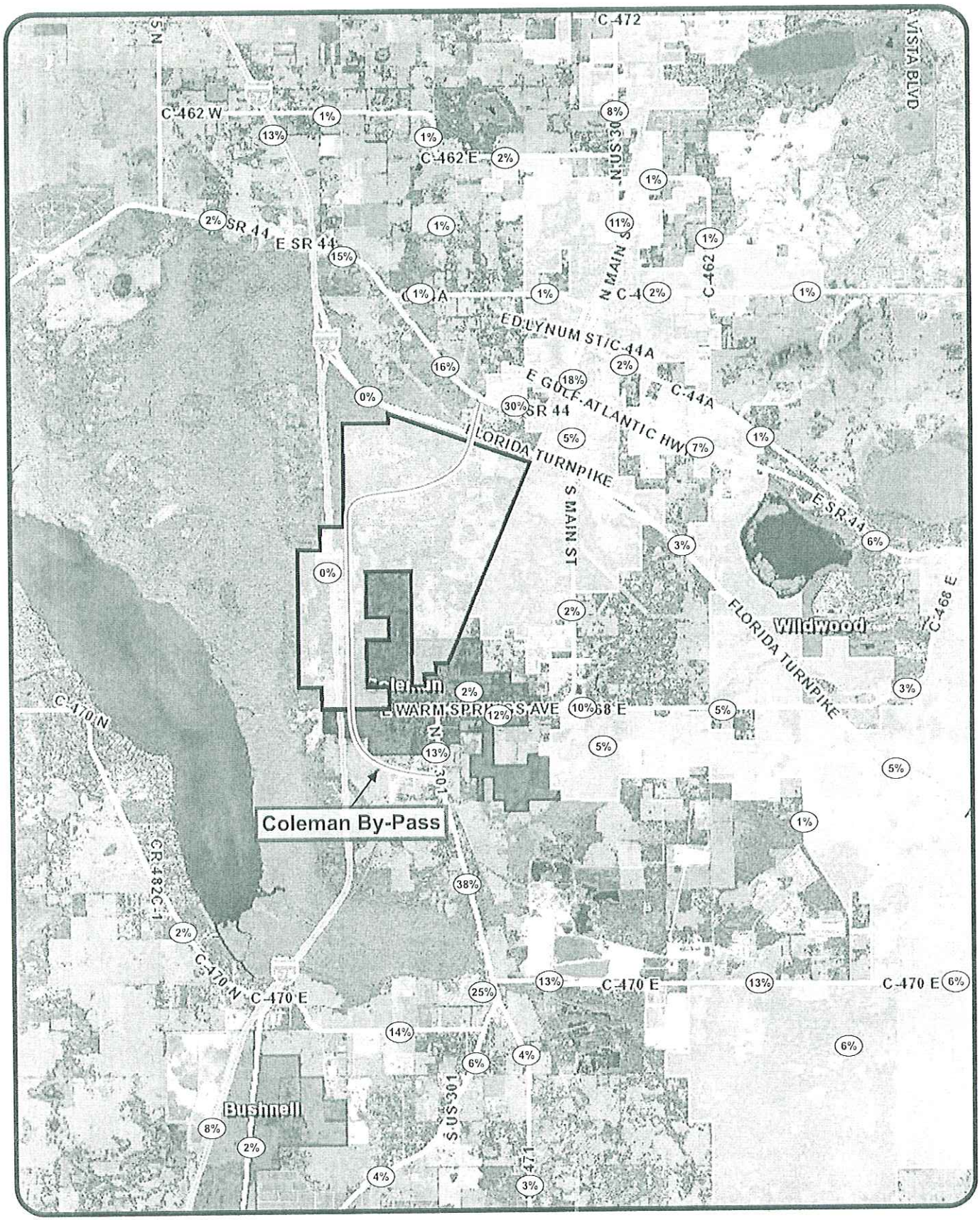
Note: Trip Generation Analysis based on 8th Edition of ITE Trip Generation Report.

Trip Distribution

The Central Florida Regional Planning Model (CFRPM 4.5) was employed using the Florida Standard Urban Transportation Modeling Structure (FSUTMS) and the CUBE Voyager software to obtain a general distribution pattern f or the proposed developm ent. A select zone analysis for the project was prepared and applied to isolate the project traffic from the total background traffic on the roadway network. The model-generated distribution pattern is provided in **Appendix D**. Given the limitations inherent to the model, the trip distribution pattern does not reflect the regional component of a warehousing center related to the movement of goods. Therefore, the model-generated distribution pattern was manually adjusted to better reflect the regional movement of goods on limited access facilities, while maintaining the attraction of employment trips to the surrounding residential communities throughout the Wildwood area. **Figure 5** illustrates the adjusted trip distribution pattern for the project.

Trip Assignment

Daily and P.M. peak hour project trips were assigned to the transportation network based on the project trip distribution p attern described above.



Monarch Ranch
Project № 4149
Figure 5

Project Trip Distribution

N

NTS

PROJECTED TRAFFIC CONDITIONS

Projected conditions were assessed to evaluate the impact of the proposed amendment on the roadway network. The projected conditions analysis was performed for the interim year (2015) and the horizon year (2020). The analyses were conducted for the base condition (without the amendment) and for the proposed condition (with the amendment) as described in the following sections.

Background Traffic Volumes and Transportation Network

Traffic volumes were projected using the annual growth rates observed on the transportation network and listed in the Sumter County CMS tables. The existing (2008) traffic volumes observed on each segment were expanded to the analysis year by applying the corresponding annual growth rate, which results in the projected background traffic volume for the segment.

The projected conditions analysis for the interim year assumes that all programmed transportation improvements listed in the previous section are in place in the year 2015. For the horizon year analysis 2020, planned improvements listed in the previous section are considered in place and their capacity available on the transportation network.

Interim Year 2015 Conditions (Base Analysis)

The interim year analysis was conducted for the base condition in the year 2015, which assumes that the FLUM is not amended. The analysis summarized in **Table 3** indicates that the following roadway segments are projected to operate beyond their adopted LOS threshold:

Roadway/Segment	Daily	Peak Hour
- I-75 from CR 48 to Marion County Line	Y	Y
- US 301 from SR 471 to CR 470 E (North)	Y	Y

These facilities are planned for improvement in the Long Range Transportation Plan. Additionally, urbanizing trends in this area will likely lead to redesignations of rural facilities as transitioning or urbanized, which will allow for lower and more sustainable LOS thresholds.

Table 3
2015 Base Condition Analysis

Roadway	Segment Limits		# Lns	Adopt LOS	Growth Rate	Daily			Peak Hour			Deficient?	
	from	to				Volume	Capacity	LOS	Volume	Capactiy	LOS	Daily	Peak
BUENA VISTA BLVD	C-466A	C-472	4D	D	4.0%	6,957	58,800	B	751	5,700	B	n	n
BUENA VISTA BLVD	C-472	C-466	4D	D	4.0%	19,091	58,800	B	2,062	5,700	B	n	n
C-44A	SR 44	CR 221	2U	D	2.0%	1,215	21,100	B	124	2,040	B	n	n
C-44A	CR 221	CR 213	2U	D	2.0%	1,215	21,100	B	124	2,040	B	n	n
C-44A	CR 213	US 301/SR 35	2U	D	2.0%	1,215	21,100	B	124	2,040	B	n	n
C-44A	US 301/SR 35	CR 139	2U	D	2.0%	1,977	15,200	C	202	1,480	C	n	n
C-44A	CR 139	BUENA VISTA BLVD	2U	D	2.0%	3,543	21,100	B	361	2,040	B	n	n
C-44A	BUENA VISTA BLVD	SR 44	2U	D	2.0%	3,543	21,100	B	361	2,040	B	n	n
C-462	C-475	CR 229	2U	C	5.7%	817	15,100	B	94	1,460	B	n	n
C-462	CR 229	CR 223	2U	C	4.5%	2,373	15,100	B	261	1,460	B	n	n
C-462	CR 223	CR 221	2U	C	4.5%	2,373	15,100	B	261	1,460	B	n	n
C-462	CR 221	CR 209	2U	C	4.5%	2,373	15,100	B	261	1,460	B	n	n
C-462	CR 209	US 301/SR 35	2U	D	2.0%	3,199	21,100	B	326	2,040	B	n	n
C-462	US 301/SR 35	CR 121	4D	D	2.0%	5,096	33,800	C	519	3,280	B	n	n
C-462	CR 121	C-466A	4D	D	2.0%	4,826	33,800	C	491	3,280	B	n	n
C-466A	US 301/SR 35	C-462	2U	D	4.0%	9,595	21,100	C	1,036	2,040	C	n	n
C-466A	C-462	BUENA VISTA BLVD	4D	D	4.0%	11,840	58,800	B	1,279	5,700	B	n	n
C-468	US 301/SR 35	CR 513	2U	C	2.0%	3,304	15,100	B	336	1,460	B	n	n
C-468	CR 513	CR 507	2U	C	2.0%	3,304	15,100	B	336	1,460	B	n	n
C-468	CR 507	CR 501	2U	C	2.0%	3,382	15,100	B	344	1,460	B	n	n
C-468	CR 501	SR 91/FLORIDAS TURNPIKE	2U	C	2.0%	3,382	15,100	B	344	1,460	B	n	n
C-468	SR 91/FLORIDAS TURNPIKE	SR 44	2U	D	2.0%	4,070	20,000	B	420	2,030	B	n	n
C-470 E	SR 93/I-75	C-475	2U	D	2.0%	9,292	15,200	C	956	1,480	C	n	n
C-470 E	C-475	US 301/SR 35	2U	D	2.0%	9,292	15,200	C	956	1,480	C	n	n
C-470 E	US 301/SR 35	CR 501	2U	C	2.0%	8,201	10,500	C	836	1,020	C	n	n
C-470 E	CR 501	LAKE COUNTY BOUNDARY	2U	C	2.0%	7,893	14,200	C	813	1,480	B	n	n
C-470 N	CR 416 N	SR 93/I-75	2U	D	2.0%	8,827	20,000	C	909	2,030	C	n	n
CR 221	C-44A	C-462 E	2U	C	1.8%	1,610	15,100	B	163	1,460	B	n	n
CR 501	C-470E	C-468	2U	C	2.0%	2,627	15,100	B	268	1,460	B	n	n
SR 44	C-475	SR 93/I-75 W	4D	B	1.6%	9,145	26,300	B	930	2,370	B	n	n
SR 44	SR 93/I-75 W	SR 93/I-75 E	4D	D	2.3%	17,566	30,000	C	1,804	2,910	C	n	n
SR 44	SR 93/I-75 E	CR 229	4D	D	2.3%	17,566	30,000	C	1,804	2,910	C	n	n

Table 3
2015 Base Condition Analysis (Continued)

	Segment Limits		#	Adopt	Growth	Daily			Peak Hour			Deficient?	
Roadway	from	to	Lns	LOS	Rate	Volume	Capacity	LOS	Volume	Capactiy	LOS	Daily	Peak
SR 44	CR 229	C-44A	4D	D	2.3%	17,566	30,000	C	1,804	2,910	C	n	n
SR 44	C-44A	INDUSTRIAL DR	4D	D	3.2%	17,751	33,800	C	1,870	3,280	B	n	n
SR 44	INDUSTRIAL DR	US 301/SR 35	4D	D	3.2%	17,751	33,800	C	1,870	3,280	B	n	n
SR 44	US 301/SR 35	CR 156	4D	D	2.0%	14,535	33,800	C	1,481	3,280	B	n	n
SR 44	CR 156	BUENA VISTA BLVD	4D	D	2.0%	16,919	58,800	B	1,724	5,700	B	n	n
SR 44	BUENA VISTA BLVD	C-44A	4D	D	2.0%	16,919	58,800	B	1,724	5,700	B	n	n
SR 44	C-44A	C-468	4D	D	2.0%	19,302	58,800	B	1,967	5,700	B	n	n
SR 471	C-48 E	C-476	2U	C	1.0%	5,836	13,860	B	583	1,350	B	n	n
SR 471	C-476	1/4 MILE S OF US 301	2U	C	3.6%	4,525	13,860	B	487	1,350	B	n	n
SR 471	1/4 MILE S OF US 301	US 301/SR 35	2U	D	3.6%	4,525	13,000	C	487	1,260	C	n	n
SR 91/FLORIDAS TURNPIKE	SR 93/I-75	US 301/SR 35	4F	C	3.8%	43,984	57,600	C	4,178	5,410	C	n	n
SR 91/FLORIDAS TURNPIKE	US 301/SR 35	LAKE COUNTY BOUNDARY	4F	C	3.8%	45,323	57,600	C	4,541	5,410	C	n	n
SR 93/I-75	C-48	C-470 E	4F	B	1.1%	42,647	37,100	C	4,260	3,820	C	Y	Y
SR 93/I-75	C-470 E	SR 91/FLORIDAS TURNPIKE	4F	B	2.5%	47,552	37,100	C	4,798	3,820	C	Y	Y
SR 93/I-75	SR 91/FLORIDAS TURNPIKE	SR 44	6F	B	3.7%	89,768	56,500	D	8,977	5,820	D	Y	Y
SR 93/I-75	SR 44	MARION COUNTY BOUNDARY	6F	B	2.3%	78,805	56,500	D	7,881	5,820	D	Y	Y
US 301/SR 35	C-476	1/4 MILE S OF 470 E	2U	D	2.0%	6,357	13,800	C	661	2,000	B	n	n
US 301/SR 35	1/4 MILE S OF 470 E	C-470 E (S)	2U	D	2.0%	7,209	13,000	C	742	1,260	C	n	n
US 301/SR 35	C-470 E (S)	SR 471	2U	D	2.0%	7,209	13,000	C	742	1,260	C	n	n
US 301/SR 35	SR 471	C-470 E (N)	2U	D	2.0%	13,140	13,000	E	1,352	1,260	F	Y	Y
US 301/SR 35	C-470 E (N)	CR 514	2U	D	1.0%	6,710	13,000	C	671	1,260	C	n	n
US 301/SR 35	CR 514	C-468	2U	D	1.0%	6,710	21,100	B	664	2,040	B	n	n
US 301/SR 35	C-468	SR 91/FLORIDAS TURNPIKE	2U	D	2.9%	11,966	21,100	C	1,250	2,040	C	n	n
US 301/SR 35	SR 91/FLORIDAS TURNPIKE	CR 156	4D	D	2.9%	13,865	33,800	C	1,450	3,280	B	n	n
US 301/SR 35	CR 156	SR 44	4D	D	3.0%	15,775	33,800	C	1,653	3,280	B	n	n
US 301/SR 35	SR 44	C-44A	4D	D	3.3%	27,377	33,800	C	2,899	3,280	C	n	n
US 301/SR 35	C-44A	C-466A	4D	D	2.8%	23,408	33,800	C	2,443	3,280	B	n	n
US 301/SR 35	C-466A	JARRELL AVE.	4D	D	3.4%	19,495	30,000	C	2,068	2,910	C	n	n
US 301/SR 35	JARRELL AVE.	C-462 (S)	4D	D	3.4%	19,495	33,800	C	2,068	3,280	B	n	n
US 301/SR 35	C-462 (S)	C-462 (N)	4D	D	4.2%	20,308	33,800	C	2,203	3,280	B	n	n
US 301/SR 35	C-462 (N)	CR 222	4D	D	2.8%	18,357	33,800	C	1,916	3,280	B	n	n
US 301/SR 35	CR 222	C-472	4D	D	2.8%	18,357	33,800	C	1,916	3,280	B	n	n

Interim Year 2015 Conditions (P roposed Condition)

The interim year analysis was conducted with the proposed FLUM amendment to evaluate the effect of the proposed amendment on the study segments. This analysis considers the increase in trips resulting from the FLUM amendment added to the 2015 background traffic volumes. **Table 4** summarizes the results of this analysis.

Based on the analysis, the following roadway segments are projected to be deficient in the interim year assuming the subject parcels are developed at the proposed density under the proposed FLUM designation:

Roadway/Segment	Daily	Peak Hour
- I-75 from CR 48 to Marion County Line	Y	Y
- US 310 from SR 471 to CR 514	Y	Y
- CR 470 from US 310 to CR 501	Y	Y

The project's impact on these facilities varies in scope. However, the facilities are planned for improvement in the long range plan and the project will participate in the capacity improvements as necessitated by the impact of development on the property. The project's participation in transportation and other improvements will likely be subject to the procedures governing Developments of Regional Impacts (DRI).

Table 4
2015 Proposed Condition Analysis

	Segment Limits		#	Adopt	Trip	Daily					Peak Hour					Proj % of Cap		Deficient?	
Roadway	from	to	Lns	LOS	Distrib	Backg'd	Project	Total	Cap	LOS	Backg'd	Project	Total	Cap	LOS	Daily	Peak	Daily	Peak
BUENA VISTA BLVD	C-466A	C-472	4D	D	2%	6,957	470	7,427	58,800	B	751	33	784	5,700	B	0.80%	0.58%	n	n
BUENA VISTA BLVD	C-472	C-466	4D	D	1%	19,091	235	19,326	58,800	B	2,062	16	2,078	5,700	B	0.40%	0.28%	n	n
C-44A	SR 44	CR 221	2U	D	1%	1,215	235	1,450	21,100	B	124	16	140	2,040	B	1.11%	0.78%	n	n
C-44A	CR 221	CR 213	2U	D	1%	1,215	235	1,450	21,100	B	124	16	140	2,040	B	1.11%	0.78%	n	n
C-44A	CR 213	US 301/SR 35	2U	D	1%	1,215	235	1,450	21,100	B	124	16	140	2,040	B	1.11%	0.78%	n	n
C-44A	US 301/SR 35	CR 139	2U	D	2%	1,977	470	2,447	15,200	C	202	33	235	1,460	C	3.09%	2.23%	n	n
C-44A	CR 139	BUENA VISTA BLVD	2U	D	1%	3,543	235	3,778	21,100	B	361	16	377	2,040	B	1.11%	0.78%	n	n
C-44A	BUENA VISTA BLVD	SR 44	2U	D	1%	3,543	235	3,778	21,100	B	361	16	377	2,040	B	1.11%	0.78%	n	n
C-462	C-475	CR 229	2U	C	0%	817	0	817	15,100	B	94	0	94	1,460	B	0.00%	0.00%	n	n
C-462	CR 229	CR 223	2U	C	0%	2,373	0	2,373	15,100	B	261	0	261	1,460	B	0.00%	0.00%	n	n
C-462	CR 223	CR 221	2U	C	1%	2,373	235	2,608	15,100	B	261	16	277	1,460	B	1.56%	1.10%	n	n
C-462	CR 221	CR 209	2U	C	1%	2,373	235	3,608	15,100	B	261	16	277	1,460	B	1.56%	1.10%	n	n
C-462	CR 209	US 301/SR 35	2U	D	1%	3,199	235	3,434	21,100	B	326	16	342	2,040	B	1.11%	0.78%	n	n
C-462	US 301/SR 35	CR 121	4D	D	1%	5,096	235	5,331	33,800	C	519	16	535	3,360	B	0.70%	0.48%	n	n
C-462	CR 121	C-466A	4D	D	1%	4,826	235	5,061	33,800	C	491	16	507	3,280	B	0.70%	0.48%	n	n
C-466A	US 301/SR 35	C-462	2U	D	2%	9,595	470	10,065	21,100	C	1,036	33	1,069	2,040	C	2.23%	1.62%	n	n
C-466A	C-462	BUENA VISTA BLVD	4D	D	1%	11,840	235	12,075	58,800	B	1,279	16	1,295	5,700	B	0.40%	0.28%	n	n
C-468	US 301/SR 35	CR 513	2U	C	10%	3,304	2,352	5,656	15,100	B	336	163	499	1,460	B	15.58%	11.16%	n	n
C-468	CR 513	CR 507	2U	C	5%	3,304	1,176	4,480	15,100	B	336	82	418	1,460	B	7.79%	5.62%	n	n
C-468	CR 507	CR 501	2U	C	5%	3,382	1,176	4,558	15,100	B	344	82	426	1,460	B	7.79%	5.62%	n	n
C-468	CR 501	SR 91/FLORIDAS TURNPIKE	2U	C	5%	3,382	1,176	4,558	15,100	B	344	82	426	1,460	B	7.79%	5.62%	n	n
C-466	SR 91/FLORIDAS TURNPIKE	SR 44	2U	D	3%	4,070	706	4,776	20,000	B	420	49	469	2,030	B	3.53%	2.41%	n	n
C-470 E	SR 93/I-75	C-475	2U	D	12%	9,292	2,823	12,115	15,200	D	956	196	1,152	1,480	D	18.57%	13.24%	n	n
C-470 E	C-475	US 301/SR 35	2U	D	14%	9,292	3,293	12,585	15,200	D	956	229	1,185	1,480	D	21.66%	15.47%	n	n
C-470 E	US 301/SR 35	CR 501	2U	C	13%	8,201	3,058	11,259	10,500	D	836	212	1,048	1,020	D	29.13%	20.78%	Y	Y
C-470 E	CR 501	LAKE COUNTY BOUNDARY	2U	C	6%	7,893	1,411	9,304	14,200	C	813	98	911	1,480	C	9.94%	6.62%	n	n
C-470 N	CR 416 N	SR 93/I-75	2U	D	2%	8,827	470	9,297	20,000	C	909	33	942	3,030	C	2.35%	1.63%	n	n
CR 221	C-44A	C-462 E	2U	C	1%	1,610	235	1,845	15,100	B	163	16	179	1,460	B	1.56%	1.10%	n	n
CR 501	C-470E	C-468	2U	C	1%	2,627	235	2,862	15,100	B	268	16	284	1,460	B	1.56%	1.10%	n	n
SR 44	C-475	SR 93/I-75 W	4D	B	2%	9,145	470	9,615	26,300	B	930	33	963	2,370	B	1.79%	1.39%	n	n
SR 44	SR 93/I-75 W	SR 93/I-75 E	4D	D	9%	17,566	2,117	19,683	30,000	C	1,804	147	1,951	2,910	C	7.06%	5.05%	n	n
SR 44	SR 93/I-75 E	CR 229	4D	D	15%	17,566	3,528	21,094	30,000	C	1,804	245	2,049	2,910	C	11.76%	8.42%	n	n
SR 44	CR 229	C-44A	4D	D	15%	17,566	3,528	21,094	30,000	C	1,804	245	2,049	2,910	C	11.76%	8.42%	n	n
SR 44	C-44A	INDUSTRIAL DR	4D	D	16%	17,751	3,764	21,515	33,800	C	1,870	261	2,131	3,280	B	11.14%	7.96%	n	n
SR 44	INDUSTRIAL DR	US 301/SR 35	4D	D	30%	17,751	7,057	24,808	33,800	C	1,870	490	2,360	3,280	B	20.88%	14.94%	n	n
SR 44	US 301/SR 35	CR 156	4D	D	7%	14,535	1,647	16,182	33,800	C	1,481	114	1,595	3,280	B	4.87%	3.48%	n	n
SR 44	CR 156	BUENA VISTA BLVD	4D	D	7%	16,919	1,647	18,566	58,800	B	1,724	114	1,838	5,700	B	2.80%	2.00%	n	n
SR 44	BUENA VISTA BLVD	C-44A	4D	D	6%	16,919	1,411	18,330	58,800	B	1,724	98	1,822	5,700	B	2.40%	1.72%	n	n
SR 44	C-44A	C-468	4D	D	6%	19,302	1,411	20,713	58,800	B	1,967	98	2,065	5,700	B	2.40%	1.72%	n	n
SR 471	C-48 E	C-476	2U	C	3%	5,836	706	6,542	13,860	B	583	49	632	1,350	B	5.09%	3.63%	n	n
SR 471	C-476	1/4 MILE S OF US 301	2U	C	3%	4,525	706	5,231	13,860	B	487	49	536	1,350	B	5.09%	3.63%	n	n
SR 471	1/4 MILE S OF US 301	US 301/SR 35	2U	D	4%	4,525	941	5,466	13,000	C	487	65	552	1,260	C	7.24%	5.16%	n	n

Table 4
2015 Proposed Condition Analysis (Continued)

	Segment Limits		#	Adopt	Trip	Daily					Peak Hour					Proj % of Cap		Deficient?	
Roadway	from	to	Lns	LOS	Distrib	Backg'd	Project	Total	Cap	LOS	Backg'd	Project	Total	Cap	LOS	Daily	Peak	Daily	Peak
SR 91/FLORIDAS TURNPIKE	SR 93/I-75	US 301/SR 35	4F	C	0%	42,984	0	43,984	57,600	C	4,178	0	4,178	5,410	C	0.00%	0.00%	n	n
SR 91/FLORIDAS TURNPIKE	US 301/SR 35	LAKE COUNTY BOUNDARY	4F	C	5%	45,323	1,176	46,499	57,600	C	4,541	82	4,623	5,410	C	2.04%	1.53%	n	n
SR 93/I-75	C-48	C-470 E	4F	B	6%	42,647	1,882	44,529	37,100	C	4,260	131	4,391	3,820	C	5.07%	3.43%	Y	Y
SR 93/I-75	C-470 E	SR 91/FLORIDAS TURNPIKE	4F	B	0%	47,552	0	47,552	37,100	C	4,798	0	4,798	3,820	C	0.00%	0.00%	Y	Y
SR 93/I-75	SR 91/FLORIDAS TURNPIKE	SR 44	6F	B	0%	89,768	0	89,768	56,500	D	8,977	0	8,977	5,820	D	0.00%	0.00%	Y	Y
SR 93/I-75	SR 44	MARION COUNTY BOUNDARY	6F	B	13%	78,805	3,058	81,863	56,500	D	7,881	212	8,093	5,820	D	5.41%	3.64%	Y	Y
US 301/SR 35	C-476	1/4 MILE S OF 470 E	2U	D	4%	6,857	441	7,298	13,900	C	661	65	726	2,000	B	6.82%	3.25%	n	n
US 301/SR 35	1/4 MILE S OF 470 E	C-470 E (S)	2U	D	6%	7,209	1,411	8,620	13,000	C	742	98	840	1,260	C	10.85%	7.78%	n	n
US 301/SR 35	C-470 E (S)	SR 471	2U	D	20%	7,209	4,704	11,913	13,000	D	742	327	1,069	1,260	D	36.18%	25.95%	n	n
US 301/SR 35	SR 471	C-470 E (N)	2U	D	25%	13,140	5,881	19,021	13,000	F	1,352	409	1,761	1,260	F	45.24%	32.46%	Y	Y
US 301/SR 35	C-470 E (N)	CR 514	2U	D	38%	6,710	8,938	15,648	13,000	F	671	621	1,292	1,260	E	68.75%	49.29%	Y	Y
US 301/SR 35	CR 514	C-468	2U	D	12%	6,710	2,823	9,533	21,100	C	664	196	860	2,040	C	13.38%	9.61%	n	n
US 301/SR 35	C-468	SR 91/FLORIDAS TURNPIKE	2U	D	2%	11,966	470	12,436	21,100	C	1,250	33	1,283	2,040	C	2.23%	1.62%	n	n
US 301/SR 35	SR 91/FLORIDAS TURNPIKE	CR 156	4D	D	5%	13,865	1,176	15,041	33,800	C	1,450	82	1,532	3,280	B	3.48%	2.50%	n	n
US 301/SR 35	CR 156	SR 44	4D	D	5%	15,775	1,176	16,951	33,800	C	1,653	82	1,735	3,280	B	3.48%	2.50%	n	n
US 301/SR 35	SR 44	C-44A	4D	D	16%	27,377	4,234	31,611	33,800	C	2,899	294	3,193	3,280	D	12.53%	8.96%	n	n
US 301/SR 35	C-44A	C-466A	4D	D	16%	23,408	3,764	27,172	33,800	C	2,443	261	2,704	3,280	C	11.14%	7.96%	n	n
US 301/SR 35	C-466A	JARRELL AVE	4D	D	11%	19,495	2,587	22,082	30,000	C	2,068	180	2,248	2,910	D	8.62%	6.19%	n	n
US 301/SR 35	JARRELL AVE	C-462 (S)	4D	D	10%	19,495	2,352	21,847	33,800	C	2,008	163	2,231	3,280	B	6.96%	4.97%	n	n
US 301/SR 35	C-462 (S)	C-462 (N)	4D	D	9%	20,308	2,117	22,425	33,800	C	2,203	147	2,350	3,280	B	6.26%	4.48%	n	n
US 301/SR 35	C-462 (N)	CR 222	4D	D	8%	18,357	1,882	20,239	33,800	C	1,916	131	2,047	3,280	B	5.57%	3.99%	n	n
US 301/SR 35	CR 222	C-472	4D	D	7%	18,357	1,647	20,004	33,800	C	1,916	114	2,030	3,280	B	4.87%	3.48%	n	n

Horizon Year 2020 Conditions (Base Condition)

Horizon year 2020 conditions were analyzed for the base condition as summarized in **Table 5**. The analysis indicates that in the year 2020, the following roadway facilities are projected to be operating above their adopted LOS thresholds:

Roadway/Segment	Daily	Peak Hour
- I-75 from Turnpike to Marion County Line	Y	Y
- US 301 from SR 471 to CR 470 E (North)	Y	Y

Horizon Year 2020 Conditions (Proposed Condition)

The horizon year analysis was conducted with the proposed FLUM amendment to evaluate the effect of the proposed amendment on the study segments. This analysis considers the 2020 background traffic volume with the projected increase in trips resulting from the FLUM amendment added to the background. **Table 6** summarizes the results of this analysis, which indicates that the following roadway facilities are projected to operate beyond their adopted LOS standards:

Roadway/Segment	Daily	Peak Hour
- I-75 from Turnpike to Marion County Line	Y	Y
- US 301 from SR 471 to CR 514	Y	Y
- US 301 from SR 44 to CR 44A	Y	Y

Table 5
2020 Base Condition Analysis

Roadway	Segment Limits		# Lns	Adopt LOS	Growth Rate	Daily						Deficient?	
	from	to				Volume	Capacity	LOS	Total	Capactiy	LOS	Daily	Peak
BUENA VISTA BLVD	C-466A	C-472	4D	D	4.0%	8,044	58,800	B	869	5,700	B	n	n
BUENA VISTA BLVD	C-472	C-466	4D	D	4.0%	22,074	58,800	B	2,384	5,700	B	n	n
C-44A	SR 44	CR 221	2U	D	2.0%	1,322	21,100	B	135	2,040	B	n	n
C-44A	CR 221	CR 213	2U	D	2.0%	1,322	21,100	B	135	2,040	B	n	n
C-44A	CR 213	US 301/SR 35	2U	D	2.0%	1,322	21,100	B	135	2,040	B	n	n
C-44A	US 301/SR 35	CR 139	2U	D	2.0%	2,150	15,200	C	219	1,480	C	n	n
C-44A	CR 139	BUENA VISTA BLVD	2U	D	2.0%	3,854	21,100	B	393	2,040	B	n	n
C-44A	BUENA VISTA BLVD	SR 44	2U	D	2.0%	3,854	21,100	B	393	2,040	B	n	n
C-462	C-475	CR 229	2U	C	5.7%	984	15,100	B	113	1,460	B	n	n
C-462	CR 229	CR 223	2U	C	4.5%	2,781	15,100	B	305	1,460	B	n	n
C-462	CR 223	CR 221	2U	C	4.5%	2,781	15,100	B	305	1,460	B	n	n
C-462	CR 221	CR 209	2U	C	4.5%	2,781	15,100	B	305	1,460	B	n	n
C-462	CR 209	US 301/SR 35	4D	D	2.0%	3,479	33,800	B	355	3,280	B	n	n
C-462	US 301/SR 35	CR 121	4D	D	2.0%	5,543	33,800	B	564	3,280	B	n	n
C-462	CR 121	C-466A	4D	D	2.0%	5,249	33,800	B	534	3,280	B	n	n
C-466A	US 301/SR 35	C-462	2U	D	4.0%	11,094	21,100	C	1,197	2,040	C	n	n
C-466A	C-462	BUENA VISTA BLVD	4D	D	4.0%	13,690	58,800	B	1,479	5,700	B	n	n
C-468	US 301/SR 35	CR 513	4D	C	2.0%	3,594	22,700	C	366	2,200	C	n	n
C-468	CR 513	CR 507	4D	C	2.0%	3,594	22,700	C	366	2,200	C	n	n
C-468	CR 507	CR 501	4D	C	2.0%	3,679	22,700	C	374	2,200	C	n	n
C-468	CR 501	SR 91/FLORIDAS TURNPIKE	4D	C	2.0%	3,679	22,700	C	374	2,200	C	n	n
C-468	SR 91/FLORIDAS TURNPIKE	SR 44	4D	D	2.0%	4,427	30,000	C	456	2,910	C	n	n
C-470 E	SR 93/I-75	C-475	4D	D	2.0%	10,107	30,000	C	1,040	2,910	C	n	n
C-470 E	C-475	US 301/SR 35	4D	D	2.0%	10,107	30,000	C	1,040	2,910	C	n	n
C-470 E	US 301/SR 35	CR 501	4D	C	2.0%	8,921	22,700	C	909	2,200	C	n	n
C-470 E	CR 501	LAKE COUNTY BOUNDARY	4D	C	2.0%	8,586	22,700	C	884	2,200	C	n	n
C-470 N	CR 416 N	SR 93/I-75	2U	D	2.0%	9,601	20,000	C	988	2,030	C	n	n
CR 221	C-44A	C-462 E	2U	C	1.8%	1,735	15,100	B	175	1,460	B	n	n
CR 501	C-470E	C-468	2U	C	2.0%	2,857	15,100	B	291	1,460	B	n	n
SR 44	C-475	SR 93/I-75 W	4D	B	1.6%	9,799	26,300	B	997	2,370	B	n	n
SR 44	SR 93/I-75 W	SR 93/I-75 E	4D	D	2.3%	19,299	30,000	C	1,982	2,910	C	n	n
SR 44	SR 93/I-75 E	CR 229	4D	D	2.3%	19,299	30,000	C	1,982	2,910	C	n	n
SR 44	CR 229	C-44A	4D	D	2.3%	19,299	30,000	C	1,982	2,910	C	n	n
SR 44	C-44A	INDUSTRIAL DR	4D	D	3.2%	20,042	33,800	C	2,111	3,280	B	n	n

Table 5
2020 Base Condition Analysis (Continued)

	Segment Limits		#	Adopt	Growth	Daily						Deficient?	
Roadway	from	to	Lns	LOS	Rate	Volume	Capacity	LOS	Total	Capactiy	LOS	Daily	Peak
SR 44	INDUSTRIAL DR	US 301/SR 35	4D	D	3.2%	20,042	33,800	C	2,111	3,280	B	n	n
SR 44	US 301/SR 35	CR 156	4D	D	2.0%	15,810	33,800	C	1,611	3,280	B	n	n
SR 44	CR 156	BUENA VISTA BLVD	4D	D	2.0%	18,403	58,800	B	1,875	5,700	B	n	n
SR 44	BUENA VISTA BLVD	C-44A	4D	D	2.0%	18,403	58,800	B	1,875	5,700	B	n	n
SR 44	C-44A	C-468	4D	D	2.0%	20,996	58,800	B	2,139	5,700	B	n	n
SR 471	C-48 E	C-476	2U	C	1.0%	6,108	13,860	B	610	1,350	B	n	n
SR 471	C-476	1/4 MILE S OF US 301	2U	C	3.6%	5,168	13,860	B	556	1,350	B	n	n
SR 471	1/4 MILE S OF US 301	US 301/SR 35	2U	D	3.6%	5,168	13,000	C	556	1,260	C	n	n
SR 91/FLORIDAS TURNPIKE	SR 93/I-75	US 301/SR 35	4F	C	3.8%	50,544	57,600	C	4,802	5,410	C	n	n
SR 91/FLORIDAS TURNPIKE	US 301/SR 35	LAKE COUNTY BOUNDARY	4F	C	3.8%	52,083	57,600	C	5,219	5,410	C	n	n
SR 93/I-75	C-48	C-470 E	6F	B	1.1%	44,769	56,500	B	4,472	5,820	B	n	n
SR 93/I-75	C-470 E	SR 91/FLORIDAS TURNPIKE	6F	B	2.5%	52,663	56,500	B	5,314	5,820	B	n	n
SR 93/I-75	SR 91/FLORIDAS TURNPIKE	SR 44	6F	B	3.7%	102,817	56,500	F	10,282	5,820	F	Y	Y
SR 93/I-75	SR 44	MARION COUNTY BOUNDARY	6F	B	2.3%	86,523	56,500	D	8,652	5,820	D	Y	Y
US 301/SR 35	C-476	1/4 MILE S OF 470 E	2U	D	2.0%	6,914	13,800	C	719	2,000	B	n	n
US 301/SR 35	1/4 MILE S OF 470 E	C-470 E (S)	2U	D	2.0%	7,842	13,000	C	807	1,260	C	n	n
US 301/SR 35	C-470 E (S)	SR 471	2U	D	2.0%	7,842	13,000	C	807	1,260	C	n	n
US 301/SR 35	SR 471	C-470 E (N)	2U	D	2.0%	14,292	13,000	F	1,471	1,260	F	Y	Y
US 301/SR 35	C-470 E (N)	CR 514	2U	D	1.0%	7,030	13,000	C	703	1,260	C	n	n
US 301/SR 35	CR 514	C-468	2U	D	1.0%	7,030	21,100	B	696	2,040	B	n	n
US 301/SR 35	C-468	SR 91/FLORIDAS TURNPIKE	2U	D	2.9%	13,388	21,100	C	1,398	2,040	C	n	n
US 301/SR 35	SR 91/FLORIDAS TURNPIKE	CR 156	4D	D	2.9%	15,536	33,800	C	1,624	3,280	B	n	n
US 301/SR 35	CR 156	SR 44	4D	D	3.0%	17,704	33,800	C	1,855	3,280	B	n	n
US 301/SR 35	SR 44	C-44A	4D	D	3.3%	31,064	33,800	C	3,278	3,280	D	n	n
US 301/SR 35	C-44A	C-466A	4D	D	2.8%	26,173	33,800	C	2,731	3,280	C	n	n
US 301/SR 35	C-466A	JARRELL AVE.	4D	D	3.4%	22,159	30,000	C	2,350	2,910	D	n	n
US 301/SR 35	JARRELL AVE.	C-462 (S)	2U	D	3.4%	22,159	33,800	C	2,350	3,280	B	n	n
US 301/SR 35	C-462 (S)	C-462 (N)	2U	D	4.2%	23,579	33,800	C	2,558	3,280	B	n	n
US 301/SR 35	C-462 (N)	CR 222	2U	D	2.8%	20,525	33,800	C	2,142	3,280	B	n	n
US 301/SR 35	CR 222	C-472	2U	D	2.8%	20,525	33,800	C	2,142	3,280	B	n	n

Table 6
2020 Proposed Condition Analysis

	Segment Limits		#	Adopt	Tnp	Daily					Peak Hour					Proj % of Cap		Deficient?	
Roadway	from	to	Lns	LOS	Distrib	Backg'd	Project	Total	Cap	LOS	Backg'd	Project	Total	Cap	LOS	Daily	Peak	Daily	Peak
BUENA VISTA BLVD	C-466A	C-472	4D	D	2%	8,044	470	8,514	58,800	B	869	33	902	5,700	B	0.80%	0.58%	n	n
BUENA VISTA BLVD	C-472	C-466	4D	D	1%	22,074	235	22,309	58,800	B	2,384	16	2,400	5,700	B	0.40%	0.28%	n	n
C-44A	SR 44	CR 221	2U	D	1%	1,322	235	1,557	21,100	B	135	16	151	2,040	B	1.11%	0.78%	n	n
C-44A	CR 321	CR 213	2U	D	1%	1,322	235	1,557	21,100	B	135	16	151	2,040	B	1.11%	0.78%	n	n
C-44A	CR 213	US 301/SR 35	2U	D	1%	1,322	235	1,557	21,100	B	135	16	151	2,040	B	1.11%	0.78%	n	n
C-44A	US 301/SR 35	CR 139	2U	D	2%	2,150	470	2,620	15,200	C	219	33	252	1,480	C	3.09%	2.23%	n	n
C-44A	CR 139	BUENA VISTA BLVD	2U	D	1%	3,854	235	4,089	21,100	B	393	16	409	2,040	B	1.11%	0.78%	n	n
C-44A	BUENA VISTA BLVD	SR 44	2U	D	1%	3,854	235	4,089	21,100	B	393	16	409	2,040	B	1.11%	0.78%	n	n
C-462	C-475	CR 229	2U	C	0%	984	0	984	15,100	B	113	0	113	1,460	B	0.00%	0.00%	n	n
C-462	CR 229	CR 223	2U	C	0%	2,781	0	2,781	15,100	B	305	0	305	1,460	B	0.00%	0.00%	n	n
C-462	CR 223	CR 221	2U	C	1%	2,781	235	3,016	15,100	B	305	16	321	1,460	B	1.56%	1.10%	n	n
C-462	CR 221	CR 209	2U	C	1%	2,781	235	3,016	15,100	B	305	16	321	1,460	B	1.56%	1.10%	n	n
C-462	CR 209	US 301/SR 35	4D	D	1%	3,479	235	3,714	21,100	B	355	16	371	2,040	B	1.11%	0.78%	n	n
C-462	US 301/SR 35	CR 121	4D	D	1%	5,543	235	5,778	33,800	B	564	16	580	3,280	B	0.70%	0.49%	n	n
C-462	CR 121	C-466A	4D	D	1%	5,249	235	5,484	33,800	B	534	16	550	3,280	B	0.70%	0.49%	n	n
C-466A	US 301/SR 35	C-462	2U	D	2%	11,094	470	11,564	21,100	C	1,197	33	1,230	2,040	C	2.23%	1.62%	n	n
C-466A	C-462	BUENA VISTA BLVD	4D	D	1%	13,690	235	13,925	58,800	B	1,479	16	1,495	5,700	B	0.40%	0.28%	n	n
C-468	US 301/SR 35	CR 513	4D	C	10%	3,594	2,352	5,946	15,100	C	366	163	529	1,460	C	15.58%	11.16%	n	n
C-468	CR 513	CR 507	4D	C	5%	3,594	1,176	4,770	15,100	C	366	82	448	1,460	C	7.79%	5.62%	n	n
C-468	CR 507	CR 501	4D	C	5%	3,679	1,176	4,855	15,100	C	374	82	456	1,460	C	7.79%	5.62%	n	n
C-468	CR 501	SR 91/FLORIDAS TURNPIKE	4D	C	5%	3,679	1,176	4,855	15,100	C	374	82	456	1,460	C	7.79%	5.62%	n	n
C-468	SR 91/FLORIDAS TURNPIKE	SR 44	4D	D	3%	4,427	706	5,133	20,000	C	456	49	505	2,030	C	3.53%	2.41%	n	n
C-470 E	SR 93/I-75	C-475	4D	D	12%	10,107	2,823	12,930	15,200	C	1,040	196	1,236	1,480	C	18.57%	13.24%	n	n
C-470 E	C-475	US 301/SR 35	4D	D	14%	10,107	3,293	13,400	15,200	C	1,040	229	1,269	1,480	C	21.66%	15.47%	n	n
C-470 E	US 301/SR 35	CR 501	4D	C	13%	8,921	3,058	11,979	10,500	C	909	212	1,121	1,020	C	29.12%	20.78%	n	n
C-470 E	CR 501	LAKE COUNTY BOUNDARY	4D	C	6%	8,586	1,411	9,997	14,200	C	884	98	982	1,480	C	9.94%	6.62%	n	n
C-470 N	CR 418 N	SR 93/I-75	2U	D	2%	9,601	470	10,071	20,000	C	988	33	1,021	2,030	C	2.35%	1.63%	n	n
CR 221	C-44A	C-462 E	2U	C	1%	1,735	235	1,970	15,100	B	175	16	191	1,460	B	1.56%	1.10%	n	n
CR 501	C-470E	C-468	2U	C	1%	2,857	235	3,092	15,100	B	291	16	307	1,460	B	1.56%	1.10%	n	n
SR 44	C-475	SR 93/I-75 W	4D	B	2%	9,799	470	10,269	26,800	B	997	33	1,030	2,370	B	1.79%	1.39%	n	n
SR 44	SR 93/I-75 W	SR 93/I-75 E	4D	D	9%	19,299	2,117	21,416	30,000	C	1,982	147	2,129	2,910	C	7.05%	5.05%	n	n
SR 44	SR 93/I-75 E	CR 229	4D	D	15%	19,299	3,528	22,827	30,000	D	1,982	245	2,227	2,910	D	11.76%	8.42%	n	n
SR 44	CR 229	C-44A	4D	D	15%	19,299	3,528	22,827	30,000	D	1,982	245	2,227	2,910	D	11.76%	8.42%	n	n
SR 44	C-44A	INDUSTRIAL DR	4D	D	16%	20,042	3,764	23,806	33,800	C	2,111	261	2,372	3,280	B	11.14%	7.96%	n	n
SR 44	INDUSTRIAL DR	US 301/SR 35	4D	D	30%	20,042	7,057	27,099	33,800	C	2,111	490	2,601	3,280	C	20.88%	14.94%	n	n
SR 44	US 301/SR 35	CR 156	4D	D	7%	15,810	1,647	17,457	33,800	C	1,611	114	1,725	3,280	B	4.87%	3.48%	n	n
SR 44	CR 156	BUENA VISTA BLVD	4D	D	7%	18,403	1,647	20,050	58,800	B	1,875	114	1,989	5,700	B	2.80%	2.00%	n	n
SR 44	BUENA VISTA BLVD	C-44A	4D	D	6%	18,403	1,411	19,814	58,800	B	1,875	98	1,973	5,700	B	2.40%	1.72%	n	n

Table 6
2020 Proposed Condition Analysis (Continued)

	Segment Limits		#	Adopt	Trip	Daily					Peak Hour					Proj % of Cap		Deficient?	
Roadway	from	to	Lns	LOS	Distrib	Backg'd	Project	Total	Cap	LOS	Backg'd	Project	Total	Cap	LOS	Daily	Peak	Daily	Peak
SR 44	C-44A	C-468	4D	D	6%	20,996	1,411	22,407	59,800	B	2,139	98	2,237	5,700	B	2.40%	1.72%	n	n
SR 471	C-48 E	C-476	2U	C	3%	6,108	706	6,814	13,860	B	610	49	659	1,350	B	5.09%	3.63%	n	n
SR 471	C-476	1/4 MILE S OF US 301	2U	C	3%	5,168	706	5,874	13,860	B	556	49	605	1,350	B	5.09%	3.63%	n	n
SR 471	1/4 MILE S OF US 301	US 301/SR 35	2U	D	4%	5,168	941	6,109	13,000	C	556	65	621	1,260	C	7.24%	5.16%	n	n
SR 91/FLORIDAS TURNPIKE	SR 93/I-75	US 301/SR 35	4F	C	0%	50,544	0	50,544	57,600	C	4,802	0	4,802	5,410	C	0.00%	0.00%	n	n
SR 91/FLORIDAS TURNPIKE	US 301/SR 35	LAKE COUNTY BOUNDARY	4F	C	5%	52,083	1,176	53,259	57,600	C	5,219	82	5,301	5,410	C	2.04%	1.52%	n	n
SR 93/I-75	C-48	C-470 E	6F	B	8%	44,769	1,882	46,651	37,100	B	4,472	131	4,603	3,820	B	5.07%	3.43%	n	n
SR 93/I-75	C-470 E	SR 91/FLORIDAS TURNPIKE	6F	B	0%	52,683	0	52,683	37,100	B	5,314	0	5,314	3,820	B	0.00%	0.00%	n	n
SR 93/I-75	SR 91/FLORIDAS TURNPIKE	SR 44	6F	B	0%	102,817	0	#####	56,500	F	10,282	0	10,282	5,820	F	0.00%	0.00%	Y	Y
SR 93/I-75	SR 44	MARION COUNTY BOUNDARY	6F	B	13%	86,523	3,058	89,581	56,500	D	8,652	212	8,864	5,820	D	5.41%	3.64%	Y	Y
US 301/SR 35	C-476	1/4 MILE S OF 470 E	2U	D	4%	6,914	941	7,855	13,800	C	719	65	784	2,000	C	6.82%	3.25%	n	n
US 301/SR 35	1/4 MILE S OF 470 E	C-470 E (S)	2U	D	6%	7,842	1,411	9,253	13,000	C	807	98	905	1,260	C	10.85%	7.78%	n	n
US 301/SR 35	C-470 E (S)	SR 471	2U	D	20%	7,842	4,704	12,546	13,000	D	807	327	1,134	1,260	D	36.18%	25.95%	n	n
US 301/SR 35	SR 471	C-470 E (N)	2U	D	25%	14,292	5,881	20,173	13,000	F	1,471	409	1,880	1,260	F	45.24%	32.46%	Y	Y
US 301/SR 35	C-470 E (N)	CR 514	2U	D	38%	7,030	8,938	15,968	13,000	F	708	621	1,324	1,260	E	68.75%	49.29%	Y	Y
US 301/SR 35	CR 514	C-468	2U	D	12%	7,030	2,823	9,853	21,100	C	696	196	892	2,040	C	13.38%	9.61%	n	n
US 301/SR 35	C-468	SR 91/FLORIDAS TURNPIKE	2U	D	2%	13,388	470	13,858	21,100	C	1,398	33	1,431	2,040	C	2.23%	1.62%	n	n
US 301/SR 35	SR 91/FLORIDAS TURNPIKE	CR 156	4D	D	5%	15,536	1,176	16,712	33,800	C	1,624	82	1,706	3,280	B	3.48%	2.50%	n	n
US 301/SR 35	CR 156	SR 44	4D	D	5%	17,704	1,176	18,880	33,800	C	1,855	82	1,937	3,280	B	3.48%	2.50%	n	n
US 301/SR 35	SR 44	C-44A	4D	D	13%	31,064	4,234	35,298	33,800	F	3,278	294	3,572	3,280	F	12.53%	8.96%	Y	Y
US 301/SR 35	C-44A	C-468A	4D	D	16%	26,173	3,764	29,937	33,800	C	2,731	261	2,992	3,280	C	11.14%	7.96%	n	n
US 301/SR 35	C-468A	JARRELL AVE	4D	D	11%	22,159	2,587	24,746	30,000	D	2,350	180	2,530	2,910	D	8.62%	6.19%	n	n
US 301/SR 35	JARRELL AVE	C-462 (S)	2U	D	10%	22,159	2,352	24,511	33,800	C	2,350	163	2,513	3,280	B	6.96%	4.97%	n	n
US 301/SR 35	C-462 (S)	C-462 (N)	2U	D	9%	23,579	2,117	25,696	33,800	C	2,558	147	2,705	3,280	C	6.26%	4.48%	n	n
US 301/SR 35	C-462 (N)	CR 222	2U	D	8%	20,525	1,882	22,407	33,800	C	2,142	131	2,273	3,280	B	5.57%	3.99%	n	n
US 301/SR 35	CR 222	C-472	2U	D	7%	20,525	1,647	22,172	33,800	C	2,142	114	2,256	3,280	B	4.87%	3.48%	n	n

PROPOSED MITIGATION STRATEGIES

The findings of the transportation facilities analysis conducted for the requested FLUM amendment indicate that segments of Interstate 75, US 301 and CR 470 are projected to be deficient in the horizon analysis year. The development of the property at the maximum density will contribute traffic to these facilities and other transportation facilities. Therefore, the project's impact and the conditions of these facilities should continue to be monitored in the future. The project will be required to participate in the improvement of these facilities through proportionate share, impact fees, and public-private partnership improvements to the transportation network.

Considering the magnitude of the property and the development program, an Application for Development Approval will likely be processed for a DRI level development on the site. Through this process, the developer will further define impacts on the transportation network, work with the agencies on developing corridor and network specific improvements to the transportation network, and participate in those improvements through the various stages.

Future improvements that may significantly affect the transportation network and the project's impacts on it include the Coleman Bypass Road, improvements to the I-75/Turnpike interchange, improvements to CR 470 including realignment at US 301, and a new interchange on I-75 at Warm Springs Road. These improvements are currently under serious discussion and will continue to be developed over time. As discussed previously, the Monarch Ranch property is ideally situated to provide partnership assistance to many of these transportation network altering improvements.

Finally, the proposed rail transfer station on this property and its positive effects on the transportation network will be investigated and defined further through the ADA/DRI process. However, it is likely that a direct connection to the CSX S-line will result in significant benefits for the movement of goods into and out of the State, while reducing the impact of additional truck traffic and truck miles traveled on the roadway network.

STUDY CONCLUSIONS

This study was conducted in support of a comprehensive plan amendment application for the Monarch Ranch property generally located in the southeast quadrant of the I-75/Turnpike interchange in Sumter County, Florida. The requested amendment is to change the Future Land Use Map designation of the property from Agricultural to Industrial to allow for the development of a regional distribution warehousing center. The Monarch Ranch is strategically situated adjacent to multiple significant regional transportation facilities. Its location provides it exceptional access to the transportation network and makes the property a potential partner in various transportation solutions contemplated for the area. These include the expansion of Interstate 75, the I-75/Turnpike Interchange improvements, the Coleman Bypass Road, and a multimodal station along the CSX S-Line.

The analysis assessed the impacts of the additional traffic resulting from the proposed amendment on the roadway network. The findings are as follows:

- The requested amendment will result in an additional 21,018 daily trips and 1,386 peak hour trips on the roadway network at buildout of the maximum allowable development.

- An analysis of existing conditions indicates that all roadway segments within the project's influence area currently operate at adequate levels of service with the exception of I-75 from CR 48 to the Marion County Line, and US 301 from Jarrell Avenue to CR 472.

- The roadway capacity analysis for the interim year 2015 base conditions indicates that I-75 will continue to operate beyond its adopted LOS and the segment of US 301 from SR 471 to CR 470 E will also exceed its LOS standard. With the FLUM amendment, the segment of US 301 from CR 470E to CR 514 and the segment of CR 470 from US 310 to CR 501 will also exceed its LOS threshold.

- The analysis of the 2020 horizon year indicates that in the base condition I-75 will continue to exceed its minimum LOS threshold on the segments north of the Turnpike. US 301 from SR 471 to CR 470E will also operate beyond its LOS threshold. With the proposed amendment, two additional segments of US 301 are projected to operate beyond their LOS thresholds. Namely US 301 from CR 470E to CR 514, and from CR

44A to SR 44 will exceed their adopted capacities.

- In order to mitigate its impacts on the transportation network, the Monarch Ranch will continue to work with the appropriate reviewing agencies through the process of Application for Development Approval for a Development of Regional Impact. Additionally, as stated earlier, the site enjoys significant frontage to multiple regional transportation facilities. Development of this property will result in a beneficial partnership with the agencies to help realize the various planned transportation improvements in this area. Lastly, the property's substantial frontage on the CSX S-Line, and the potential for a multi-modal station servicing the warehousing center will benefit the roadway network by reducing truck trips and truck VMTs on the system.

APPENDICES

APPENDIX A

Sumter County Concurrency Management Tables

Table 1
Sumter County Concurrency Management System
Tier I Test: To Determine Concurrency or Need for Additional Analysis
Version: 08/21/2008, Valid October 2009 - October 2009, unless superseded
Sorted ascending by Facility ID and On Street

Notes
1) In the Lanes/Type columns, "0" indicates that the segment does not exist in existing or future years.
2) Refer to the Technical Support Appendix for 2008, 2011 and 2013 LOS Reports for detailed Level of Service Information

(1) Manually enter the new external project traffic associated with your development. New trips should be reported as peak hour two-way volumes.
New Project Traffic = Total Trips Generated - Passby - Internal Capture

(2) Manually enter the total external project traffic associated with your development. New trips and project traffic should be reported as peak hour two-way volumes.
Total Project Traffic = Total Trips Generated - Internal Capture

(3) Review the status columns to verify the level of study that will need to be performed.
1) If the LOS Method is Generalized Tables (Column K) but the "Status" columns indicate "Study 2" then an ARTPLAN analysis will need to be done at a minimum.
2) If the LOS Method is "Conceptual (ARTPLAN)" and "Status" columns indicate "Study 1" an (updated) ARTPLAN analysis will need to be done.
3) If the "Status" columns indicate "Data 1," then data collection is required.

Applicant will enter the % Distribution for each segment which will further document how the New External Project Traffic (Column W1) and Total External Project Traffic (Column W2) were calculated.

General Information: Segment ID	Facility ID (2008)	Facility ID (2011)	Facility ID (2013)	On Street	From Street	To Street	Lanes/Type: Existing Number of Lanes and Type	Programmed Improvements	Hurricane Evacuation Route	Strategic Intermodal System	De Minimis Status (2011)	Growth: Base Year Volume	Base Year of Count	Annual Growth Rate	AADT (Daily Volumes): AADT (2008)	AADT (2011)	AADT (2013)	K Factor	Segment Peak Hour Two Way Volumes: 2008	2011	2013	Net New External Project Traffic	Total External Project Traffic	Facility Level of Service (LOS): LOS Method	LOS Standard	Facility Maximum Service Volume (MSV) Peak Hour Two Way: MSV (2008)	MSV (2011)	MSV (2013)	Conceptual Analysis Required (V:MSV > 80%) Base Traffic + 3 or 5 Year Growth + Project Traffic: 2008 Volume Total	2008 V/MSV Ratio	2008 Status	2011 Volume Total	2011 V/MSV Ratio	2011 Status	2013 Volume Total	2013 V/MSV Ratio	2013 Status	Within Radius of Influence	On Study Network	Trips Added as Percent of MSV	% Distribution
A	B1	B2	B3	C	D	E	F	G	H	I	J	K	L	M	N	O	P	R	S	T	U	W1	W2	X	Y	Z	AA	AB	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AP	AQ	AR	AS
5000610	1	1	1	AVENIDA CENTRAL	RIO GRANDE AVE	US 27/US 441/SR 500	2U		N	N				2.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	2,060	2,060	2,060	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
5000620	1	1	1	AVENIDA CENTRAL	RIO GRANDE AVE	EL CAMINO REAL	2U		N	N				2.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	2,060	2,060	2,060	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
5000630	1	1	1	AVENIDA CENTRAL	EL CAMINO REAL	US 27/US 441/SR 500	2U		N	N				2.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	2,060	2,060	2,060	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
6000015	2	2	2	BUENA VISTA BLVD	SR 44	C-44A	0	4D	N	N				4.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	0	4,060	4,060	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
6000010	3	3	3	BUENA VISTA BLVD	C-44A	C-466A	0	4D	N	N				4.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	0	4,190	4,190	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
6000005	4	4	4	BUENA VISTA BLVD	C-466A	C-472	4D		N	N		5,435	2008	4.00%	5,435	6,114	6,613	0.096	522	587	635			GEN. TABLES	D	5,420	5,420	5,420	522	0.096	OK	587	0.108	OK	635	0.117	OK	N	N	0.00%	
3300000	5	5	5	BUENA VISTA BLVD	C-472	C-466	4D		N	N		14,915	2008	4.00%	14,915	16,777	18,146	0.096	1,432	1,611	1,742			GEN. TABLES	D	5,420	5,420	5,420	1,432	0.264	OK	1,611	0.297	OK	1,742	0.321	OK	N	N	0.00%	
5000010.1	6	6	6	BUENA VISTA BLVD	C-466	SADDLEBROOK LN	4D		N	N		16,490	2008	8.10%	16,490	20,830	24,342	0.096	1,583	2,000	2,337			GEN. TABLES	D	3,126	3,126	3,126	1,583	0.506	OK	2,000	0.64	OK	2,337	0.748	OK	N	N	0.00%	
5000010.2	6	6	6	BUENA VISTA BLVD	SADDLEBROOK LN	EL CAMINO REAL	4D		N	N		16,490	2008	8.10%	16,490	20,830	24,342	0.096	1,583	2,000	2,337			GEN. TABLES	D	3,126	3,126	3,126	1,583	0.506	OK	2,000	0.64	OK	2,337	0.748	OK	N	N	0.00%	
5000000	6	6	6	BUENA VISTA BLVD	EL CAMINO REAL	MARION COUNTY BOUNDARY	4D		N	N		18,616	2008	5.14%	18,616	21,996	24,408	0.096	1,807	2,112	2,343			GEN. TABLES	D	3,126	3,126	3,126	1,807	0.578	OK	2,112	0.676	OK	2,343	0.75	OK	N	N	0.00%	
5000110	7	7	7	BUENOS AIRES BLVD	EL CAMINO REAL	US 27/US 441/SR 500	2U		N	N				2.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	1,387	1,387	1,387	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3528100	8	8	8	C-44A	SR 44	CR 221	2U		N	N		1,066	2008	2.00%	1,066	1,131	1,177	0.096	102	109	113			GEN. TABLES	D	2,040	2,040	2,040	102	0.05	OK	109	0.053	OK	113	0.055	OK	N	N	0.00%	
3528110.1	8	8	8	C-44A	CR 221	CR 213	2U		N	N		1,066	2008	2.00%	1,066	1,131	1,177	0.096	102	109	113			GEN. TABLES	D	2,040	2,040	2,040	102	0.05	OK	109	0.053	OK	113	0.055	OK	N	N	0.00%	
3528110.2	9	9	9	C-44A	CR 213	US 301/SR 35	2U		N	N		1,066	2008	2.00%	1,066	1,131	1,177	0.096	102	109	113			GEN. TABLES	D	2,040	2,040	2,040	102	0.05	OK	109	0.053	OK	113	0.055	OK	N	N	0.00%	
3528120	10	10	10	C-44A	US 301/SR 35	CR 139	2U		N	N		1,734	2008	2.00%	1,734	1,840	1,914	0.096	166	177	184			GEN. TABLES	D	1,416	1,416	1,416	166	0.117	OK	177	0.125	OK	184	0.13	OK	N	N	0.00%	
3528130.1	11	11	11	C-44A	CR 139	BUENA VISTA BLVD	2U		N	N		3,108	2008	2.00%	3,108	3,298	3,431	0.096	298	317	329			GEN. TABLES	D	2,040	2,040	2,040	298	0.146	OK	317	0.155	OK	329	0.161	OK	N	N	0.00%	
3528130.2	11	11	11	C-44A	BUENA VISTA BLVD	SR 44	2U		N	N		3,108	2008	2.00%	3,108	3,298	3,431	0.096	298	317	329			GEN. TABLES	D	2,040	2,040	2,040	298	0.146	OK	317	0.155	OK	329	0.161	OK	N	N	0.00%	
3542100	12	12	12	C-462	C-475	CR 229	2U		N	N		564	2008	5.71%	564	690	773	0.097	57	67	75			GEN. TABLES	C	1,480	1,480	1,480	57	0.039	OK	67	0.045	OK	75	0.051	OK	N	N	0.00%	
3542120	13	13	13	C-462	CR 229	CR 222	2U		N	N		1,803	2008	4.52%	1,803	2,059	2,249	0.096	173	198	216			GEN. TABLES	C	1,440	1,440	1,440	173	0.12	OK	198	0.138	OK	216	0.15	OK	N	N	0.00%	
3542130	13	13	13	C-462	CR 222	CR 221	2U		N	N		1,803	2008	4.52%	1,803	2,059	2,249	0.096	173	198	216			GEN. TABLES	C	1,440	1,440	1,440	173	0.12	OK	198	0.138	OK	216	0.15	OK	N	N	0.00%	
3542140	13	13	13	C-462	CR 221	CR 209	2U		N	N		1,803	2008	4.52%	1,803	2,059	2,249	0.096	173	198	216			GEN. TABLES	C	1,440	1,440	1,440	173	0.12	OK	198	0.138	OK	216	0.15	OK	N	N	0.00%	
3542150	14	14	14	C-462	CR 209	US 301/SR 35	2U		N	N		2,806	2008	2.00%	2,806	2,978	3,098	0.096	269	286	297			GEN. TABLES	D	2,040	2,040	2,040	269	0.132	OK	286	0.14	OK	297	0.146	OK	N	N	0.00%	
3541110	15	15	15	C-462	US 301/SR 35	CR 121	2U		N	N		4,470	2008	2.00%	4,470	4,744	4,935	0.096	429	455	474			GEN. TABLES	D	1,416	1,416	1,416	429	0.303	OK	455	0.321	OK	474	0.335	OK	N	N	0.00%	
3541100	15	15	15	C-462	CR 121	C-466A	2U		N	N		4,229	2008	2.00%	4,233	4,492	4,674	0.096	406	431	448			GEN. TABLES	D	1,416	1,416	1,416	406	0.287	OK	431	0.304	OK	448	0.317	OK	N	N	0.00%	
3537100	16	16	16	C-466	C-475	CR 237	2U		N	N		4,531	2008	5.93%	4,531	5,386	6,044	0.097	440	522	586			GEN. TABLES	C	1,480	1,480	1,480	440	0.297	OK	522	0.353	OK	586	0.396	OK	N	N	0.00%	
3537105	16	16	16	C-466	CR 237	CR 229	2U		N	N		4,531	2008	5.41%	4,701	5,506	6,158	0.097	456	534	593			GEN. TABLES	C	1,480	1,480	1,480	456	0.308	OK	534	0.361	OK	593	0.401	OK	N	N	0.00%	
3537110	16	16	16	C-466	CR 229	CR 227	2U		N	N		4,871	2008	4.90%	4,871	5,623	6,187	0.097	472	545	600			GEN. TABLES	C	1,480	1,480	1,480	472	0.319	OK	545	0.368	OK	600	0.405	OK	N	N	0.00%	
3537115	16	16	16	C-466	CR 227	CR 223	2U		N	N		4,871	2008	4.90%	4,871	5,623	6,187	0.097	472	545	600			GEN. TABLES	C	1,480	1,480	1,480	472	0.319	OK	545	0.368	OK	600	0.405	OK	N	N	0.00%	
3537200	17	17	17	C-466	CR 223	CR 209	2U		N	N		5,583	2008	4.73%	5,583	6,413	7,034	0.096	536	616	675			GEN. TABLES	C	1,197	1,197	1,197	536	0.448	OK	616	0.515	OK	675	0.564	OK	N	N	0.00%	
3537130	18	18	18	C-466	CR 209	US 301/SR 35	2U		N	N		5,583	2008	4.73%	5,583	6,413	7,034	0.096	536	616	675			GEN. TABLES	D	1,416	1,416	1,416	536	0.379	OK	616	0.435	OK	675	0.477	OK	N	N	0.00%	
3537140	19	19	19	C-466	US 301/SR 35	CR 103	4D		N	N		11,747	2004	6.00%	14,572	17,355	19,501	0.095	1,384	1,649	1,853			GEN. TABLES	D	3,220	3,220	3,220	1,384	0.43	OK	1,649	0.512	OK	1,853	0.575	STUDY 2	N	N	0.00%	
3537150	19	19	19	C-466	CR 103	CR 101	4D		N	N		10,981	2003	6.00%	15,059	17,936	20,152	0.095	1,431	1,704	1,914			GEN. TABLES	D	3,220	3,220	3,220	1,431	0.444	OK	1,704	0.529	OK	1,914	0.594	STUDY 2	N	N	0.00%	
3537180	19	19	19	C-466	CR 101	TALL TREES LN	4D		N	N		24,121	2008	6.00%	24,121	28,728	32,279	0.095	2,291	2,729	3,067			GEN. TABLES	D	3,220	3,220	3,220	2,291	0.711	OK	2,729	0.848	OK	3,067	0.952	STUDY 2	N	N	0.00%	
3537190	19	19	19	C-466	TALL TREES LN	BUENA VISTA BLVD	4D		N	N		24,121	2008	6.00%	24,121	28,728	32,279	0.095	2,291	2,729	3,067			GEN. TABLES	D	3,220	3,220	3,220	2,291	0.711	OK	2,729	0.848	OK	3,067	0.952	STUDY 2	N	N	0.00%	
3537160	20	20	20	C-466	BUENA VISTA BLVD	MORSE BLVD	4D		N	N		13,066	2003	6.00%	17,510	20,855	23,432	0.095	1,663	1,981	2,226			GEN. TABLES	D	3,220	3,220	3,220	1,663	0.516	OK	1,981	0.615	OK	2,226	0.691	OK	N	N	0.00%	
3537170	20	20	20	C-466	MORSE BLVD	LAKE COUNTY BOUNDARY	4D		N	N		20,323	2006	6.00%	21,283	25,349	28,482	0.095	2,022	2,408	2,706			GEN. TABLES	D	3,220	3,220	3,220	2,022	0.628	OK	2,408	0.748	OK	2,706	0.84	OK	N	N	0.00%	
3513100	21	21	21	C-466A	US 301/SR 35	C-462	2U		N	N		7,496	2008	4.30%	7,496	8,432	9,120	0.096	720	809	876			GEN. TABLES	D	1,416	1,416	1,416	720	0.508	OK	809	0.571	OK	876	0.619	OK	N	N	0.00%	
3533110.1	22	22	22	C-466A	C-462	BUENA VISTA BLVD	2U	4D	N	N		9,250	2008	4.00%	9,250	10,405	11,254	0.096	888	999	1,080			GEN. TABLES	D	2,040	5,420	5,420	888	0.435	OK	999	0.184	OK	1,080	0.199	OK	N	N	0.00%	
3533110.3	23	23	23	C-466A	BUENA VISTA BLVD	MORSE BLVD	4D		N	N		9,250	2008	4.00%	9,250	10,405	11,254	0.096	888	999	1,080			GEN. TABLES	D	5,420	5,420	5,420	888	0.164	OK	999	0.184	OK	1,080	0.199	OK	N	N	0.00%	
3533110.4	23	23	23	C-466A	MORSE BLVD	LAKE COUNTY BOUNDARY	4D		N	N		9,250	2008	4.00%	9,250	10,405	11,254	0.096	888	999	1,080			GEN. TABLES	D	5,420	5,420	5,420	888	0.164	OK	999	0.184	OK	1,080	0.199	OK	N	N	0.00%	
3557110	24	24	24	C-468	US 301/SR 35	CR 513	2U		N	N		2,898	2008	2.00%	2,898	3,075	3,200	0.096	278	295	307			GEN. TABLES	C	1,440	2,040	2,040	278	0.193	OK	295	0.145	OK	307	0.15	OK	N	N	0.00%	
3557120	24	24	24	C-468	CR 513	CR 507	2U		N	N		2,898	2008	2.00%	2,898	3,075	3,200	0.096	278	295	307			GEN. TABLES	C	1,440	2,040	2,040	278	0.193	OK	295	0.145	OK	307	0.15	OK	N	N	0.00%	
3557110.2	24	24	24	C-468	CR 507	CR 501	2U		N	N		2,967	2008	2.00%	2,967	3,149	3,276	0.096	285	302	314			GEN. TABLES	C	1,440	2,040	2,040	285	0.198	OK	302	0.148	OK	314	0.154	OK	N	N	0.00%	
3557130.3	24	24	24	C-468	CR 501	SR 91/FLORIDAS TURNPIKE	2U		N	N		2,967	2008	2.00%	2,967	3,149	3,276	0.096	285	302	314			GEN. TABLES	C	1,440	2,040	2,040	285	0.198	OK	302	0.148	OK	314	0.154	OK	N	N	0.00%	
3557140	25	25	25	C-468	SR 91/FLORIDAS TURNPIKE	SR 44	2U		N	N		3,570	2008	2.00%	3,570	3,789	3,942	0.097	346	368	382			GEN. TABLES	D	2,030	2,030	2,030	346	0.17	OK	368	0.181	OK	382	0.188	OK	N	N	0.00%	
3553150	26	26	26	C-469	SR 50	CR 728	2U		N	N		2,472	2008	2.00%	2,472	2,623	2,729	0.097	240	254	265			GEN. TABLES	C	1,480	1,480	1,480	240	0.162	OK	254	0.172	OK	265	0.179	OK	N	N	0.00%	
3553140	27	27	27	C-469	CR 728	CR 716	2U		N	N		2,472	2008	2.00%	2,472	2,623	2,729	0.097	240	254	265			GEN. TABLES	D	2,030	2,030	2,030	240	0.118	OK	254	0.125	OK	265	0.131	OK	N	N	0.00%	
3553110	27	27	27	C-469	CR 716	C-48 E	2U		N	N		2,472	2008	2.00%	2,472	2,623	2,729	0.097	240	254	265			GEN. TABLES	D	2,030	2,030	2,030	240	0.118	OK	254	0.125	OK	265	0.131	OK	N	N	0.00%	
3550120	28	28	28	C-470 E	SR 93/I-75	C-475	2U		N	N		8,151	2008	2.00%	8,151	8,650	8,999	0.097	791	839	873			GEN. TABLES	D	1,282	1,282	1,282	791	0.617	OK	839	0.654	OK	873	0.681	OK	N	N	0.00%	
3550110	28	28	28	C-470 E	C-475	US 301/SR 35	2U		N	N		8,151	2008	2.00%	8,151	8,650	8,999	0.097	791	839	873			GEN. TABLES	D	1,282	1,282	1,282	791	0.617	OK	839	0.654	OK	873	0.681	OK	N	N	0.00%	
3527080.1	29	29	29	C-470 E	US 301/SR 35	CR 501	2U		N	N		6,740	2008	2.00%	7,194	7,634	7,943	0.096	691	733	763			GEN. TABLES	C	1,197	1,416	1,416	691	0.577	OK	733	0.518	OK	763	0.539	OK	N	N	0.00%	
3527080.2	30	30	30	C-470 E	CR 501	LAKE COUNTY BOUNDARY	2U		N	N		6,740	2008	2.00%	6,924	7,348	7,645	0.097	672	713	742			GEN. TABLES	C	1,480	2,030	2,030	672	0.454	OK	713	0.351	OK	742	0.366	OK	N	N	0.00%	
3526000	31	31	31	C-470 N	SR 44	CR 412	2U		N	N		5,059	2008	1.07%	4,351	4,764	5,061	0.097	422	462	491			GEN. TABLES	D	2,030	2,030	2,030	422	0.208	OK	462	0.228	OK	491	0.242	OK	N	N	0.00%	
3530000	31	31	31	C-470 N	CR 412	CR 416 N	2U		N	N		5,059	2008	1.50%	5,059	5,290	5,450	0.097	491	513	529			GEN. TABLES	D	2,030	2,030	2,030	491	0.242	OK	513	0.253	OK	529	0.261	OK	N	N	0.00%	
3550100	32	32	32	C-470 N	CR 416 N	SR 93/I-75	2U		N	N		7,348	2008	2.00%	7,743	8,217	8,549	0.097	751	797	829			GEN. TABLES	D	2,030	2,030	2,030	751	0.37	OK	797	0.393	OK	829	0.408	OK	N	N	0.00%	
3543100	33	33	33	C-472	US 301/SR 35	CR 117	2U		N	N		3,165	2008	5.12%	3,165	3,676	4,063	0.096	304	353	390			GEN. TABLES	C	1,440	2,040	2,040	304	0.211	OK	353	0.173	OK	390	0.191	OK	N	N	0.00%	
3543110	34	34	34	C-472	CR 117	BUENA VISTA BLVD	2U		N	N		3,980	2008	10.66%	3,980	5,396	6,610	0.096	382	518	635			GEN. TABLES	D	2,040	2,040	2,040	382	0.187	OK	518	0.254	OK	635	0.311	OK	N	N	0.00%	
3531000.1	35	35	35	C-475	SR 44 W	CR 542	4D		N	N		10,368	2008	2.00%	10,368	10,790	11,225	0.096	996	1,057	1,100			GEN. TABLES	D	4,883	4,883	4,883	996	0.204	OK	1,057	0.216	OK	1,100	0.225	OK	N	N	0.00%	
3531000.2	36	36	36	C-475	CR 542	C-470 E	2U		N	N		3,919	2008	2.00%	4,442	4,714	4,904	0.098	435	462	481			GEN. TABLES	C	770	1,340	1,340	435	0.565	OK	462	0.345	OK	481	0.359	OK	N	N	0.00%	
3525100	37	37	37	C-475 N	SR 44	C-462	2U		N	N		2,352	2008	3.12%	2,352	2,583	2,749	0.098	230	253	269			GEN. TABLES	C	770	770	770	230	0.299	OK	253	0.329	OK	269	0.349	OK	N	N	0.00%	
3525110	37	37	37	C-475 N	C-462	CR 245	2U		N	N		2,352	2008	3.17%	2,352	2,583	2,749	0.098	230	253	269			GEN. TABLES	C	770	770	770	230	0.299	OK	253	0.329	OK	269	0.349	OK	N	N	0.00%	
3536100	37	37	37	C-475 N	CR 245	C-466	2U		N	N		2,491	2008	4.27%	2,491	2,824	3,070	0.098	244	277	301			GEN. TABLES	C	770	770	770	244	0.317	OK	277	0.36	OK	301	0.391	OK	N	N	0.00%	
3537120	38	38	38	C-475 N	C-466	MARION COUNTY BOUNDARY	2U		N	N		4,240	2008	5.62%	4,240	4,996	5,571	0.097	411	485	541			GEN. TABLES	D	2,030	2,030	2,030	411	0.202	OK	485	0.239	OK	541	0.267	OK	N	N	0.00%	
3540100	39	39	39	C-476 E	US 301/SR 35	JASPER ST	2U		N	N		1,730	2008	2.00%	1,730	1,836	1,910	0.097	168	178	185			GEN. TABLES	C	1,480	2,030	2,030	168	0.114	OK	178	0.088	OK	185	0.091	OK	N	N	0.00%	
3540110	39	39	39	C-476 E	JASPER ST	CR 471	2U		N	N		1,730	2008	2.00%	1,730	1,836	1,910	0.097	168	178	185			GEN. TABLES	C	1,480	2,030	2,030	168	0.114	OK	178	0.088	OK	185	0.091	OK	N	N	0.00%	
3549100	40	40	40	C-476 W	HERNANDO COUNTY BOUNDARY	C-575	2U		Y	N		3,263	2008	2.00%	3,263	3,463	3,603	0.098	320	339	353			GEN. TABLES	C	770	770	770	320	0.416	OK	339	0.44	OK	353	0.458	OK	N	N	0.00%	
3549110	40	40	40	C-476 W	C-575	C-476B	2U		Y	N		3,047	2008	2.00%	3,047	3,234	3,364	0.098	299	317	330			GEN. TABLES	C	770	770	770	299	0.388	OK	317	0.412	OK	330	0.429	OK	N	N	0.00%	
3549120	41	41	41	C-476 W	C-476B	CR 625	2U		Y	N		3,890	2008	2.00%	3,890	4,128	4,295	0.098	381	405	421			GEN. TABLES	C	770	770	770	381	0.495	OK	405	0.526	OK	421	0.547	OK	N	N	0.00%	
3549130	41	41	41	C-476 W	CR 625	CR 616	2U		Y	N		3,890	2008	2.00%	3,890	4,128	4,295	0.098	381	405	421			GEN. TABLES	C	770	770	770	381	0.495	OK	405	0.526	OK	421	0.547	OK	N	N	0.00%	
3549140	42	42	42	C-476 W	CR 616	SR 93/I-75	2U		Y	N		3,890	2008	2.00%	4,068	4,317	4,491	0.098	399	423	440			GEN. TABLES	D	1,340	1,340	1,340	399	0.298	OK	423	0.316	OK	440	0.328	OK	N	N	0.00%	
3549150	42	42	42	C-476 W	SR 93/I-75	US 301/SR 35	2U		Y	N		4,245	2008	2.00%	4,245	4,505	4,687	0.098	416	441	459			GEN. TABLES	D	1,340	1,340	1,340	416	0.31	OK	441	0.329	OK	459	0.343	OK	N	N	0.00%	
3549160	43	43	43	C-476/C-48	US 301/SR 35	C-48	2U		Y	N		4,245	2008	2.00%	4,245	4,505	4,687	0.097	412	437	455			GEN. TABLES	D	1,350	1,350	1,350	412	0.305	OK	437	0.324	OK	455	0.337	OK	N	N	0.00%	
3538000	44	44	44	C-476B	SR 93/I-75	C-476 W	2U		N	N		2,271	2008	2.00%	2,111	2,240	2,331	0.098	207	220	228			GEN. TABLES	C	770	770	770	207	0.269	OK	220	0.286	OK	228	0.296	OK	N	N	0.00%	
3535100	45	45	45	C-478 E	US 301/SR 35	CR 747	2U		N	N		2,047	2008	3.64%	2,047	2,279	2,448	0.098	201	223	240			GEN. TABLES	D	1,340	1,340	1,340	201	0.15	OK	223	0.166	OK	240	0.179	OK	N	N	0.00%	
3535110	45	45	45	C-478 E	CR 747	SR 471	2U		N	N		2,009	2008	2.00%	2,009	2,132	2,218	0.098	197	209	217			GEN. TABLES	D	1,340	1,340	1,340	197	0.147	OK	209	0.156	OK	217	0.162	OK	N	N	0.00%	
3534100	46	46	46	C-478 E	SR 471	CR 707	2U		N	N		1,557	2008	2.00%	1,557	1,652	1,719	0.098	153	162	168			GEN. TABLES	D	1,340	1,340	1,340	153	0.114	OK	162	0.121	OK	168	0.125	OK	N	N	0.00%	
3534110	47	47	47	C-478 E	CR 707	C-48 E	2U		N	N		962	2008	2.00%	962	1,021	1,062	0.098	94	100	104			GEN. TABLES	D	1,340	1,340	1,340	94	0.07	OK	100	0.075	OK	104	0.078	OK	N	N	0.00%	
3529000	48	48	48	C-478A	SR 50	SR 471	2U		N	N		631	2008	2.00%	588	624	649	0.098	58	61	64			GEN. TABLES	D	1,340	1,340	1,340	58	0.043	OK	61	0.046	OK	64	0.048	OK	N	N	0.00%	
3555100	49	49	49	C-48	CITRUS COUNTY BOUNDARY	C-575	2U		Y	N		3,808	2008	2.00%	3,808	4,041	4,204	0.098	373	396	412			GEN. TABLES	C	770	770	770	373	0.484	OK	396	0.514	OK	412	0.535	OK	N	N	0.00%	
3555110	49	49	49	C-48	C-575	CR 625	2U		Y	N		3,808	2008	3.96%	3,808	4,279	4,624	0.098	373	419	453			GEN. TABLES	C	770	770	770	373	0.484	OK	419	0.544	OK	453	0.588	OK	N	N	0.00%	
3555120	50	50	50	C-48	CR 625	CR 616	2U		Y	N		4,683	2008	2.00%	4,683	4,970	5,170	0.097	454	482	501			GEN. TABLES	C	1,480	1,480	1,480	454	0.307	OK	482	0.326	OK	501	0.339	OK	N	N	0.00%	
3555130	51	51	51	C-48	CR 616	CR 313	4D		Y	N		9,144	2008	2.00%	9,144	9,704	10,096	0.097	887	941	979			GEN. TABLES	D	2,708	2,708	2,708	887	0.328	OK	941	0.347	OK	979	0.362	OK	N	N	0.00%	
3554100.1	52	52	52	C-48	CR 313	SR 93/I-75	2U		Y	N		9,674	2008	2.00%	9,674	10,266	10,681	0.097	938	996	1,036			CONC. (ARTPLAN)	D	1,600	1,600	1,600	938	0.586	OK	996	0.623	OK	1,036	0.648	OK	N	N	0.00%	
3553160	53	53	53	C-48	C-476 W	CR 557	2U		Y	N		4,894	2008	2.00%	4,894	5,194	5,403	0.097	475	504	524			GEN. TABLES	D	2,030	2,030	2,030	475	0.234	OK	504	0.248	OK	524	0.258	OK	N	N	0.00%	
3553170	53	53	53	C-48	CR 557	CR 747	2U		Y	N		4,894	2008	2.00%	4,894	5,194	5,403	0.097	475	504	524			GEN. TABLES	D	2,030	2,030	2,030	475	0.234	OK	504	0.248	OK	524	0.258	OK	N	N	0.00%	
3553180	54	54	54	C-48	CR 747	SR 471	2U		Y	N		4,526	2008	2.00%	4,526	4,803	4,997	0.097	439	466	485			GEN. TABLES	C	1,070	1,070	1,070	439	0.41	OK	466	0.436	OK	485	0.453	OK	N	N	0.00%	
3553190	54	54	54	C-48	SR 471	CR 567	2U		N	N		4,526	2008	2.00%	3,823	4,057	4,221	0.097	371	394	409			GEN. TABLES	C	1,070	1,070	1,070	371	0.347	OK	394	0.368	OK	409	0.382	OK	N	N	0.00%	
3553200	55	55	55	C-48	CR 567	CR 569	2U		N	N		3,120	2008	2.00%	3,823	4,057	4,221	0.097	371	394	409			GEN. TABLES	D	2,030	2,030	2,030	371	0.183	OK	394	0.194	OK	409	0.201	OK	N	N	0.00%	
3553210	55	55	55	C-48	CR 569	C-478	2U		N	N		4,526	2008	2.00%	3,823	4,057	4,221	0.097	371	394	409			GEN. TABLES	D	2,030	2,030	2,030	371	0.183	OK	394	0.194	OK	409	0.201	OK	N	N	0.00%	
3551100	55	55	55	C-48	C-478	MAGNOLIA AVE	2U		N	N		3,120	2008	2.00%	3,120	3,311	3,445	0.097	303	321	334			GEN. TABLES	D	2,030	2,030	2,030	303	0.149	OK	321	0.158	OK	334	0.165	OK	N	N	0.00%	
3553120	55	55	55	C-48	MAGNOLIA AVE	C-469	2U		N	N		3,120	2008	2.00%	3,120	3,311	3,445	0.097	303	321	334			GEN. TABLES	D	2,030	2,030	2,030	303	0.149	OK	321	0.158	OK	334	0.165	OK	N	N	0.00%	
3556100	56	56	56	C-48	C-469	CR 558	2U		N	N		3,120	2008	2.00%	2,972	3,154	3,281	0.097	288	306	316			GEN. TABLES	D	2,030	2,030	2,030	288	0.142	OK	306	0.151	OK	316	0.157	OK	N	N	0.00%	
3556110	56	56	56	C-48	CR 558	LAKE COUNTY BOUNDARY	2U		N	N		2,525	2008	2.00%	2,825	2,998	3,119	0.097	274	291	303			GEN. TABLES	D	2,030	2,030	2,030	274	0.135	OK	291	0.143	OK	303	0.149	OK	N	N	0.00%	
3532000	57	57	57	C-575	C-476	C-48	2U		N	N		795	2008	2.00%	957	1,016	1,057	0.098	94	100	104			GEN. TABLES	C	770	770	770	94	0.122	OK	100	0.13	OK	104	0.135	OK	N	N	0.00%	
5000200	58	58	58	CHULA VISTA AVE	C-466 E	RIO GRANDE AVE	2U		N	N				2.00%	0	0	0	0.095	0	0	0			GEN. TABLES	D	2,060	2,060	2,060	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3248000	59	59	59	CR 101	C-466	CR 104	2U		N	N		1,540	2008	2.00%	2,658	2,821	2,935	0.096	255	271	282			GEN. TABLES	D	2,040	2,040	2,040	255	0.125	OK	271	0.133	OK	282	0.138	OK	N	N	0.00%	
4002000	59	59	59	CR 101	CR 104	CR 102	2U		N	N		1,540	2008	2.00%	1,540	1,634	1,700	0.096	148	157	163			GEN. TABLES	D	2,040	2,040	2,040	148	0.073	OK	157	0.077	OK	163	0.08	OK	N	N	0.00%	
4000100	60	60	60	CR 102	US 301/SR 35	CR 103	2U		N	N				2.00%	0	0	0	0.098	0	0	0			GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	

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1) Manually enter the new external project traffic associated with your development. New trips should be reported as peak hour two-way volumes.

New Project Traffic = Total Trips Generated - Passby - Internal Capture

2) Manually enter the total external project traffic associated with your development. New trips and project traffic should be reported as peak hour two-way volumes.

Total Project Traffic = Total Trips Generated - Internal Capture

3) Review the status column to verify the level of study that will need to be performed.

1) If the LOS Method is Generalized Tables (Column X) but the "Status" columns indicate "Study 2", then an ARTPLAN analysis will need to be done at a minimum.
2) If the LOS Method is Conceptual (ARTPLAN) and "Status" columns indicate "Study 1" an (updated) ARTPLAN analysis will need to be done.
3) If the "Status" columns indicate "Data 1" then data collection is required.

Applicant will enter the % Distribution for each segment which will further document how the New External Project Traffic (Column W1) and Total External Project Traffic (Column W2) were calculated.

Notes:
1) In the Lanes/Type columns, "0" indicates that the segment does not exist in existing or future years.
2) Refer to the Technical Support Appendix for 2008, 2011 and 2013 LOS Reports for detailed Level of Service Information.

General Information							Lanes/Type		Hurricane Evacuation Route	Strategic Intermodal System	De Minimis Status (2011)	Growth			AADT (Daily Volumes)			K Factor	Segment Peak Hour Two Way Volumes			Net New External Project Traffic	Total External Project Traffic
Segment ID	Facility ID (2008)	Facility ID (2011)	Facility ID (2013)	On Street	From Street	To Street	Existing Number of Lanes and Type	Programmed Improvements				Base Year Volume	Base Year of Count	Annual Growth Rate	AADT (2008)	AADT (2011)	AADT (2013)		2008	2011	2013		
A	B1	B2	B3	C	D	E	F	G	H	I	J	K	L	M	N	O	P	R	S	T	U	W1	W2
4000300	60	60	60	CR 102	CR 103	CR 101	2U		N	N				2.00%	860	936	972	0.096	86	92	95		
4001000.1	61	61	61	CR 103	C-466 E	WEDGEWOOD LN	2U		N	N		5,072	2008	2.00%	5,072	5,382	5,600	0.096	487	517	538		
4001000.2	61	61	61	CR 103	WEDGEWOOD LN	CR 104	2U		N	N		1,216	2008	2.00%	1,216	1,290	1,341	0.096	117	124	129		
4001100	61	61	61	CR 103	CR 104	CR 102	2U		N	N		1,216	2008	2.00%	1,216	1,290	1,341	0.096	117	124	129		
3248400	62	62	62	CR 104	US 301/SR 35	CR 103	2U		N	N				2.00%	948	1,006	1,047	0.096	91	97	101		
3248410	62	62	62	CR 104	CR 103	CR 101	2U		N	N				2.00%	948	1,006	1,047	0.096	91	97	101		
4003000	63	63	63	CR 114	US 301/SR 35	CR 117	2U		N	N				2.00%	1,476	1,567	1,630	0.096	142	150	156		
3224010	64	64	64	CR 117	CR 114	C-472	2U		N	N				2.00%	1,420	1,507	1,568	0.096	136	145	151		
3224000	65	65	65	CR 121	C-462	CR 117	2U		N	N				2.00%	2,044	2,170	2,257	0.096	196	208	217		
3290000	66	66	66	CR 139	C-44A	C-466A	2U	4D	N	N				2.00%	1,504	1,596	1,660	0.096	144	153	159		
3271000	67	67	67	CR 156	US 301/SR 35	SR 44	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
4004000	68	68	68	CR 202	CR 227	CR 223	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
4004100	69	69	69	CR 202	CR 223	CR 209	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3248100	69	69	69	CR 202	CR 209	US 301/SR 35	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3232200	70	70	70	CR 204	CR 223	CR 209	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3248100	71	71	71	CR 209	C-462 E	CR 222	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3248105	71	71	71	CR 209	CR 222	C-466	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3248110	72	72	72	CR 209	C-466	CR 204	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3248115	72	72	72	CR 209	CR 204	CR 202	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3216000	73	73	73	CR 221	C-44A	C-462 E	2U		N	N		1,403	2008	1.75%	1,434	1,511	1,564	0.096	138	145	150		
4005100	74	74	74	CR 222	CR 237	CR 229	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
4005300	74	74	74	CR 222	CR 229	CR 223	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
4005200	75	75	75	CR 222	CR 223	CR 209	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
4005000	75	75	75	CR 222	CR 209	US 301/SR 35	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3232100	76	76	76	CR 223	C-462	CR 222	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3232105	76	76	76	CR 223	CR 222	C-466	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3232110	77	77	77	CR 223	C-466	CR 204	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
4006300	77	77	77	CR 223	CR 204	CR 202	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
4007000	78	78	78	CR 227	C-466	CR 202	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
3245100	79	79	79	CR 229	SR 44	C-462	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
3245110	79	79	79	CR 229	C-462	CR 222	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
3245120	80	80	80	CR 229	CR 222	C-466	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
4008000	81	81	81	CR 237	CR 222	C-466	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
4009000	82	82	82	CR 501	C-470E	C-468	2U		N	N		2,382	2008	2.00%	2,104	2,445	2,544	0.096	221	235	244		
3222130	83	83	83	CR 507	CR 504	C-468	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3222100	84	84	84	CR 513	C-468	CR 504	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
4011000	85	85	85	CR 514	58TH WAY NW	US 301/SR 35	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
3544000	86	86	86	CR 557	C-48	E SEMINOLE AVE	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
3277000	87	87	87	CR 558	CR 569	C-48 E	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3255000	88	88	88	CR 567	SR 471	C-48	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3276100	89	89	89	CR 569	C-48	CR 558	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
3276110	89	89	89	CR 569	CR 558	65TH ST	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
3301000	90	90	90	CR 616	C-476	C-48	2U		N	N				2.00%	0	0	0	0.098	0	0	0		
3297000	91	91	91	CR 625	C-476	C-48	2U		N	N				2.00%	0	0	0	0.098	0	0	0		
3223000	92	92	92	CR 673	SR 33/677	US 301/SR 35	2U		N	N		2,419	2008	2.00%	2,419	2,567	2,671	0.097	235	249	259		
3269200	93	93	93	CR 707	CR 721	C-478	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3235000	94	94	94	CR 716	C-469	LAKE COUNTY BOUNDARY	2U		N	N				2.00%	0	0	0	0.098	0	0	0		
3269100	95	95	95	CR 721	SR 471	CR 727	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3269110	95	95	95	CR 721	CR 727	CR 707	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3295000	96	96	96	CR 722	CR 747	SR 471	2U		N	N				2.00%	0	0	0	0.096	0	0	0		
3229000	97	97	97	CR 727	SR 50	CR 721	2U		N	N				2.00%	0	0	0	0.095	0	0	0		
3231000	98	98	98	CR 728	C-469	LAKE COUNTY BOUNDARY	2U		N	N				2.00%	0	0	0	0.098	0	0	0		
3296000	99	99	99	CR 730	CR 747	SR 471	2U		N	N				2.00%	0	0	0	0.098	0	0	0		
3293100	100	100	100	CR 747	C-478 E	CR 730	2U		N	N				2.00%	0	0	0	0.098	0	0	0		
3293110	100	100	100	CR 747	CR 730	CR 722	2U		N	N				2.00%	0	0	0	0.098	0	0	0		
3293120	100	100	100	CR 747	CR 722	C-48	2U		N	N				2.00%	0	0	0	0.098	0	0	0		
5000300	101	101	101	EL CAMINO REAL	BUENA VISTA BLVD	ENRIQUE DR	4D		N	N		17,375	2008	1.00%	17,375	17,901	18,261	0.095	1,651	1,701	1,735		
5000390	101	101	101	EL CAMINO REAL	ENRIQUE DR	BUENOS AIRES BLVD	4D		N	N		17,375	2008	1.00%	17,375	17,901	18,261	0.095	1,651	1,701	1,735		
5999950	101	101	101	EL CAMINO REAL	BUENOS AIRES BLVD	MORSE BLVD N	4D		N	N		14,041	2008	2.64%	14,041	15,163	15,985	0.095	1,334	1,442	1,520		
5000700	101	101	101	EL CAMINO REAL	MORSE BLVD N	AVENIDA CENTRAL	4D		N	N		14,041	2008	2.64%	14,041	15,163	15,985	0.095	1,334	1,442	1,520		
3553130	102	102	102	FLORIDA ST	US 301/SR 35	C-476 W	2U		N	N		4,526	2008	2.00%	4,526	4,803	4,997	0.097	439	466	485		
3539100	103	103	103	JASPER ST	SEMINOLE AVE	C-476 E	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
3554140	104	104	104	MAIN ST N	US 301/SR 35	SR 44	4D		N	N		11,000	2007	2.00%	11,220	11,907	12,388	0.097	1,088	1,155	1,202		
6000000	105	105	105	MORSE BLVD N	SR 44	C-466A	0	4D	N	N				4.00%	0	0	0	0.095	0	0	0		
5999995.1	106	106	106	MORSE BLVD N	C-466A	STILLWATER TRAIL	4D		N	N		8,629	2008	4.00%	8,629	9,706	10,498	0.095	820	922	997		
5999995.2	106	106	106	MORSE BLVD N	STILLWATER TRAIL	C-466	4D		N	N		21,061	2008	4.00%	21,061	23,691	25,624	0.095	2,001	2,251	2,434		
5000430	107	107	107	MORSE BLVD N	C-466	RIO GRANDE AVE	2U		N	N		16,640	2006	4.00%	15,412	17,336	18,751	0.095	1,464	1,647	1,781		
5000420	107	107	107	MORSE BLVD N	RIO GRANDE AVE	EL CAMINO REAL	2U		N	N		10,417	2008	3.66%	9,736	10,845	11,653	0.095	925	1,030	1,107		
5000410	107	107	107	MORSE BLVD N	EL CAMINO REAL	US 27/US 441/SR 500	2U		N	N		10,417	2008	2.00%	10,417	11,076	11,525	0.095	992	1,052	1,095		
5000500	108	108	108	RIO GRANDE AVE	MORSE BLVD N	CHULA VISTA AVE	2U		N	N		8,066	2008	4.29%	8,066	9,149	9,951	0.095	766	869	945		
5000510	108	108	108	RIO GRANDE AVE	CHULA VISTA AVE	AVENIDA CENTRAL	2U		N	N		8,066	2008	4.29%	8,066	9,149	9,951	0.095	766	869	945		
3539120	109	109	109	SEMINOLE AVE E	C-48	CR 557	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
3539110	109	109	109	SEMINOLE AVE E	CR 557	JASPER ST	2U		N	N				2.00%	0	0	0	0.097	0	0	0		
3552100	110	110	110	SR 44	CITRUS COUNTY BOUNDARY	C-470 N	4D		Y	N		9,000	2007	2.17%	9,195	9,807	10,237	0.097	892	951	993		
3552110	111	111	111	SR 44	C-470 N	C-475	4D		Y	N		9,000	2007	1.88%	8,711	9,211	9,561	0.097	845	893	927		
3552120	112	112	112	SR 44	C-475	SR 93/I-75 W	4D		Y	N		8,100	2007	1.59%	8,229	8,628	8,904	0.097	798	837	864		
3999990	113	113	113	SR 44	SR 93/I-75 W	SR 93/I-75 E	4D		Y	N		14,800	2007	2.29%	15,119	16,203	16,954	0.096	1,453	1,555	1,628		
3552130	113	113	113	SR 44	SR 93/I-75 E	CR 229	4D		Y	N		14,800	2007	2.29%	15,119	16,203	16,954	0.096	1,453	1,555	1,628		
3552140	113	113	113	SR 44	CR 229	C-44A	4D		Y	N		14,800	2007	2.29%	15,119	16,203	16,954	0.096	1,453	1,555	1,628		
3552150	114	114	114	SR 44	C-44A	INDUSTRIAL DR	4D		Y	N		14,100	2007	3.15%	14,544	15,962	16,964	0.096	1,396	1,532	1,630		
3552160	114	114	114	SR 44	INDUSTRIAL DR	US 301/SR 35	4D		Y	N		14,100	2007	3.15%	14,544	15,962	16,964	0.096	1,396	1,532	1,630		
3551100	115	115	115	SR 44	US 301/SR 35	CR 156	4D		Y	N		12,500	2007	2.00%	12,750	13,530	14,077	0.096	1,224	1,299	1,351		
3551120.1	116	116	116	SR 44	CR 156	BUENA VISTA BLVD	4D		Y	N		16,100	2007	2.00%	14,641	15,749	16,360	0.096	1,425	1,512	1,573		
3551120.2	116	116	116	SR 44	BUENA VISTA BLVD	C-44A	4D		Y	N		16,600	2007	2.00%	14,641	15,749	16,360	0.096	1,425	1,512	1,573		
3551130.1	117	117	117	SR 44	C-44A	C-468	4D		Y	N		16,600	2007	2.00%	16,932	17,968	18,694	0.096	1,625	1,725	1,795		
3551130.2	117	117	117	SR 44	C-468	LAKE COUNTY BOUNDARY	4D		Y	N		16,600	2007	2.00%	16,932	17,968	18,694	0.096	1,625	1,725	1,795		
3548000.1	118	118	118	SR 471	POLK COUNTY BOUNDARY	1/4 MILE S OF SR 50	2U		Y	N		2,500	2007	2.00%	2,550	2,706	2,815	0.098	250	265	276		
3548000.2	119	119	119	SR 471	1/4 MILE S OF SR 50	SR 50	2U		Y	N		2,500	2007	2.00%	2,550	2,706	2,815	0.098	250	265	276		
3558170	120	120	120	SR 471	SR 50	CR 721	2U		Y	N		4,100	2007	2.00%	4,182	4,438	4,617	0.097	406	430	448		
3558180	120	120	120	SR 471	CR 721	C-478A	2U		Y	N		5,200	2007	2.00%	5,304	5,629	5,856	0.097	514	546	568		
3558150	121	121	121	SR 471	C-478A	C-478 E (S)	2U		Y	N		5,200	2007	2.00%	5,304	5,629	5,856	0.097	514	546	568		
3558110	121	121	121	SR 471	C-478 E (S)	C-478 E (N)	2U		Y	N		6,600	2007	2.00%	6,732	7,144	7,433	0.097	653	693	721		
3558120	121	121	121	SR 471	C-478 (N)	CR 730	2U		Y	N		6,600	2007	2.00%	6,732	7,144	7,433	0.097	653	693	721		
3558130	121	121	121	SR 471	CR 730	CR 722	2U		Y	N		6,600	2007	1.95%	6,729	7,130	7,413	0.097	653	692	719		
3558140	122	122	122	SR 471	CR 722	C-48 E	2U		Y	N		6,600	2007	1.95%	6,729	7,130	7,413	0.097	653	692	719		
3558150	123	123	123	SR 471	C-48 E	C-476	2U		Y	N		5,400	2007	1.00%	5,454	5,619	5,732	0.097	529	545	556		
3558160.1	123	123	123	SR 471	C-476	1/4 MILE S OF US 301	2U		Y	N		3,500	2007	3.55%	3,624	4,024	4,315	0.097	352	390	419		
3558160.2	124	124	124	SR 471	1/4 MILE S OF US 301	US 301/SR 35	2U		Y	N		3,500	2007	3.55%	3,624	4,024	4,315	0.097	352	390	419		
3554100.2	125	125	125	SR 48	SR 93/I-75	CR 609	2U		Y	N		10,500	2007	8.20%	11,361	14,391	16,846	0.097	1,102	1,396	1,634		
3554120	125	125	125	SR 48	CR 609	CR 311	2U		Y	N		9,300	2007	6.27%	10,521	12,629	14,259	0.097	1,021	1,225	1,383		
3554130	125	125	125	SR 48	CR 311	C-475 S	2U		Y	N		9,300	2007	4.15%	9,705	11,027	12,007	0.097	941	1,070	1,165		
3559100	126	126	126	SR 50	HERNANDO COUNTY BOUNDARY	C-478A	2U		Y	N		7,100	2007	2.00%	6,885	7,306	7,602	0.097	668	709	737		
3559110	126	126	126	SR 50	C-478A	SR 471	2U		Y	N		6,400	2007	2.00%	6,885	7,306	7,602	0.097	668	709	737		
3560100	127	127	127	SR 50	SR 471	CR 727	2U		Y	N		7,600	2007	2.00%	7,497	7,956	8,277	0.097	727	772	803		
3560110	127	127	127	SR 50	CR 727	C-469	2U		Y	N		7,600	2007	2.00%	7,752	8,226	8,558	0.097	752	798	830		
3560120	127	127	127	SR 50	C-469	LAKE COUNTY BOUNDARY	2U		Y	N		9,100	2007	2.00%	9,282	9,850	10,248	0.097	900	955	994		

Segment ID	Facility Level of Service (LOS)		Facility Maximum Service Volume (MSV) Peak Hour Two Way			Conceptual Analysis Required (V:MSV = 90%) Base Traffic + 2 or 5 Year Growth + Project Traffic									Within Radius of Influence	On Study Network	Trips Added as Percent of MSV	% Distribution
	LOS Method	LOS Standard	MSV (2008)	MSV (2011)	MSV (2013)	2008 Volume Total	2008 V/MSV Ratio	2008 Status	2011 Volume Total	2011 V/MSV Ratio	2011 Status	2013 Volume Total	2013 V/MSV Ratio	2013 Status				
A	X	Y	Z	AA	AB	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AP	AQ	AR	AS
4000300	GEN. TABLES	C	770	770	770	86	0.112	OK	92	0.119	OK	95	0.123	OK	N	N	0.00%	
4001000.1	GEN. TABLES	D	1,416	1,197	1,197	487	0.344	OK	517	0.432	OK	538	0.449	OK	N	N	0.00%	
4001000.2	GEN. TABLES	D	1,416	1,197	1,197	117	0.083	OK	124	0.104	OK	129	0.108	OK	N	N	0.00%	
4001100	GEN. TABLES	D	1,416	1,197	1,197	117	0.083	OK	124	0.104	OK	129	0.108	OK	N	N	0.00%	
3248400	GEN. TABLES	C	1,440	1,440	1,440	91	0.063	OK	97	0.067	OK	101	0.07	OK	N	N	0.00%	
3248410	GEN. TABLES	C	1,440	1,440	1,440	91	0.063	OK	97	0.067	OK	101	0.07	OK	N	N	0.00%	
4003000	GEN. TABLES	D	1,416	1,416	1,416	142	0.1	OK	150	0.106	OK	156	0.11	OK	N	N	0.00%	
3224010	GEN. TABLES	C	1,440	1,440	1,440	136	0.094	OK	145	0.101	OK	151	0.105	OK	N	N	0.00%	
3224000	GEN. TABLES	D	2,040	2,040	2,040	196	0.096	OK	208	0.102	OK	217	0.106	OK	N	N	0.00%	
3290000	GEN. TABLES	D	2,040	5,420	5,420	144	0.071	OK	153	0.028	OK	159	0.029	OK	N	N	0.00%	
3271000	GEN. TABLES	D	2,040	2,040	2,040	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4004000	GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4004100	GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3248100	GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3232200	GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3248100	GEN. TABLES	C	1,440	2,040	2,040	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3248105	GEN. TABLES	C	1,440	2,040	2,040	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3248110	GEN. TABLES	C	1,440	2,040	2,040	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3248115	GEN. TABLES	C	1,440	2,040	2,040	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3216000	GEN. TABLES	C	1,440	1,440	1,440	138	0.096	OK	145	0.101	OK	150	0.104	OK	N	N	0.00%	
4005100	GEN. TABLES	C	1,460	1,460	1,460	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4005300	GEN. TABLES	C	1,460	1,460	1,460	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4005200	GEN. TABLES	C	1,197	1,197	1,197	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4005000	GEN. TABLES	C	1,197	1,197	1,197	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3232100	GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3232105	GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3232110	GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4006300	GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4007000	GEN. TABLES	C	1,460	1,460	1,460	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3245100	GEN. TABLES	D	2,030	2,030	2,030	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3245110	GEN. TABLES	D	2,030	2,030	2,030	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3245120	GEN. TABLES	C	1,460	1,460	1,460	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4008000	GEN. TABLES	C	1,460	1,460	1,460	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4009000	GEN. TABLES	C	1,440	2,040	2,040	221	0.153	OK	235	0.115	OK	244	0.12	OK	N	N	0.00%	
3222130	GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3222100	GEN. TABLES	C	1,440	1,440	1,440	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
4011000	GEN. TABLES	D	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3544000	GEN. TABLES	D	2,030	2,030	2,030	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3277000	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3255000	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3276100	GEN. TABLES	C	1,460	1,460	1,460	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3276110	GEN. TABLES	C	1,460	1,460	1,460	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3301000	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3297000	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3223000	GEN. TABLES	C	1,460	1,460	1,460	235	0.159	OK	249	0.168	OK	259	0.175	OK	N	N	0.00%	
3269200	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3235000	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3269100	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3269110	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3295000	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3229000	GEN. TABLES	D	1,340	1,340	1,340	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3231000	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3296000	GEN. TABLES	D	1,340	1,340	1,340	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3293100	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3293110	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3293120	GEN. TABLES	C	770	770	770	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
5000300	GEN. TABLES	D	3,220	3,220	3,220	1,651	0.513	OK	1,701	0.528	OK	1,735	0.539	OK	N	N	0.00%	
5000390	GEN. TABLES	D	3,220	3,220	3,220	1,651	0.513	OK	1,701	0.528	OK	1,735	0.539	OK	N	N	0.00%	
5999950	GEN. TABLES	D	3,220	3,220	3,220	1,334	0.414	OK	1,442	0.448	OK	1,520	0.472	OK	N	N	0.00%	
5000700	GEN. TABLES	D	3,220	3,220	3,220	1,334	0.414	OK	1,442	0.448	OK	1,520	0.472	OK	N	N	0.00%	
3553130	GEN. TABLES	D	2,030	2,030	2,030	439	0.216	OK	466	0.23	OK	485	0.239	OK	N	N	0.00%	
3539100	GEN. TABLES	D	2,030	2,030	2,030	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3554140	GEN. TABLES	D	2,708	2,708	2,708	1,088	0.402	OK	1,155	0.427	OK	1,202	0.444	OK	N	N	0.00%	
6000000	GEN. TABLES	D	0	5,250	5,250	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
5999995.1	GEN. TABLES	D	2,708	5,250	5,250	820	0.303	OK	922	0.176	OK	997	0.19	OK	N	N	0.00%	
5999995.2	GEN. TABLES	D	2,708	5,250	5,250	2,001	0.739	OK	2,251	0.429	OK	2,434	0.464	OK	N	N	0.00%	
5000430	GEN. TABLES	D	1,482	1,482	1,482	1,464	0.988	STUDY 2	1,647	1.111	STUDY 2	1,781	1.202	STUDY 2	N	N	0.00%	
5000420	GEN. TABLES	D	1,482	1,482	1,482	925	0.624	STUDY 2	1,030	0.695	STUDY 2	1,107	0.747	STUDY 2	N	N	0.00%	
5000410	GEN. TABLES	D	1,482	1,482	1,482	992	0.669	STUDY 2	1,052	0.71	STUDY 2	1,095	0.739	STUDY 2	N	N	0.00%	
5000500	GEN. TABLES	D	2,060	2,060	2,060	766	0.372	OK	869	0.422	OK	945	0.459	OK	N	N	0.00%	
5000510	GEN. TABLES	D	2,060	2,060	2,060	766	0.372	OK	869	0.422	OK	945	0.459	OK	N	N	0.00%	
3539120	GEN. TABLES	D	1,262	1,262	1,262	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3539110	GEN. TABLES	D	1,262	1,262	1,262	0	0.000	OK	0	0.000	OK	0	0.000	OK	N	N	0.00%	
3552100	GEN. TABLES	B	2,800	2,800	2,800	892	0.319	OK	951	0.34	OK	993	0.355	OK	N	N	0.00%	
3552110	GEN. TABLES	B	2,800	2,800	2,800	845	0.302	OK	893	0.319	OK	927	0.331	OK	N	N	0.00%	
3552120	GEN. TABLES	B	2,800	2,800	2,800	798	0.285	OK	837	0.299	OK	864	0.309	OK	N	N	0.00%	
3999990	GEN. TABLES	D	2,940	2,940	2,940	1,453	0.494	OK	1,555	0.529	OK	1,628	0.554	OK	N	N	0.00%	
3552130	GEN. TABLES	D	2,940	2,940	2,940	1,453	0.494	OK	1,555	0.529	OK	1,628	0.554	OK	N	N	0.00%	
3552140	GEN. TABLES	D	2,940	2,940	2,940	1,453	0.494	OK	1,555	0.529	OK	1,628	0.554	OK	N	N	0.00%	
3552150	GEN. TABLES	D	3,290	3,290	3,290	1,396	0.424	OK	1,532	0.466	OK	1,630	0.495	OK	N	N	0.00%	
3552160	GEN. TABLES	D	3,290	3,290	3,290	1,396	0.424	OK	1,532	0.466	OK	1,630	0.495	OK	N	N	0.00%	
3551100	GEN. TABLES	D	3,290	3,290	3,290	1,224	0.372	OK	1,299	0.395	OK	1,351	0.411	OK	N	N	0.00%	
3551120.1	GEN. TABLES	D	5,420	5,420	5,420	1,425	0.263	OK	1,512	0.279	OK	1,573	0.29	OK	N	N	0.00%	
3551120.2	GEN. TABLES	D	5,420	5,420	5,420	1,425	0.263	OK	1,512	0.279	OK	1,573	0.29	OK	N	N	0.00%	
3551130.1	GEN. TABLES	D	5,420	5,420	5,420	1,625	0.3	OK	1,725	0.318	OK	1,795	0.331	OK	N	N	0.00%	
3551130.2	GEN. TABLES	D	5,420	5,420	5,420	1,625	0.3	OK	1,725	0.318	OK	1,795	0.331	OK	N	N	0.00%	
3548000.1	GEN. TABLES	C	780	780	780	250	0.321	OK	265	0.34	OK	276	0.354	OK	N	N	0.00%	
3548000.2	GEN. TABLES	C	780	780	780	250	0.321	OK	265	0.34	OK	276	0.354	OK	N	N	0.00%	
3558170	GEN. TABLES	C	1,460	1,460	1,460	406	0.274	OK	430	0.291	OK	448	0.303	OK	N	N	0.00%	
3558180	GEN. TABLES	C	1,460	1,460	1,460	514	0.347	OK	546	0.369	OK	568	0.384	OK	N	N	0.00%	
3558150	GEN. TABLES	D	2,030	2,030	2,030	514	0.253	OK	546	0.269	OK	568	0.28	OK	N	N	0.00%	
3558110	GEN. TABLES	D	2,030	2,030	2,030	653	0.322	OK	693	0.341	OK	721	0.355	OK	N	N	0.00%	
3558120	GEN. TABLES	D	2,030	2,030	2,030	653	0.322	OK	693	0.341	OK	721	0.355	OK	N	N	0.00%	
3558130	GEN. TABLES	D	2,030	2,030	2,030	653	0.322	OK	692	0.341	OK	719	0.354	OK	N	N	0.00%	
3558140	GEN. TABLES	C	1,070	1,070	1,070	653	0.61	OK	692	0.647	OK	719	0.672	OK	N	N	0.00%	
3558150	GEN. TABLES	C	1,460	1,460	1,460	529	0.357	OK	545	0.368	OK	556	0.376	OK	N	N	0.00%	
3558160.1	GEN. TABLES	C	1,460	1,460	1,460	352	0.238	OK	390	0.264	OK	419	0.283	OK	N	N	0.00%	
3558160.2	GEN. TABLES	D	1,350	1,350	1,350	352	0.261	OK	390	0.289	OK	419	0.31	OK	N	N	0.00%	
3554100.2	GEN. TABLES	D	1,418	1,418	1,418	1,102	0.777	OK	1,396	0.984	STUDY 2	1,634	1.152	STUDY 2	N	N	0.00%	
3554120	GEN. TABLES	D	1,418	1,418	1,418	1,021	0.72	OK	1,225	0.864	STUDY 2	1,383	0.975	STUDY 2	N	N	0.00%	
3554130	GEN. TABLES	D	1,418	1,418	1,418	941	0.664	OK	1,070	0.755	STUDY 2	1,165	0.822	STUDY 2	N	N	0.00%	
3559100	GEN. TABLES	C	1,070	1,070	1,070	668	0.624	OK	709	0.663	OK	737	0.689	OK	N	N	0.00%	
3559110	GEN. TABLES	C	1,070	1,070	1,070	668	0.624	OK	709	0.663	OK	737	0.689	OK	N	N	0.00%	
3560100	GEN. TABLES	C	1,480	1,480	1,480	727	0.491	OK	772	0.522	OK	803	0.543	OK	N	N	0.00%	
3560110	GEN. TABLES	C	1,480	1,480	1,480	752	0.508	OK	798	0.539	OK	830	0.561	OK	N	N	0.00%	
3560120	GEN. TABLES	C	1,480	1,480	1,480	900	0.608	OK	955	0.645	OK	994	0.672	OK	N	N	0.00%	

Notes:
1) In the Lanes/Type column, "U" indicates that the segment does not exist in existing or future years.
2) Refer to the Technical Support Appendix for 2008, 2011 and 2013 LOS Reports for detailed Level of Service Information.

(1) Manually enter the new external project traffic associated with your development. New trips should be reported as peak hour two-way volumes.
New Project Traffic = Total Trips Generated - Pass-By - Internal Capture

(2) Manually enter the total external project traffic associated with your development. New trips and project traffic should be reported as peak hour two-way volumes.
Total Project Traffic = Total Trips Generated - Internal Capture

(3) Review the status columns to verify the level of study that will need to be performed.
1) If the LOS Method is Generalized Tables (Column X) but the "Status" columns indicate "Study 2", then an ARTPLAN analysis will need to be done at a minimum.
2) If the LOS Method is "Conceptual (ARTPLAN)" and "Status" columns indicate "Study 1", an (updated) ARTPLAN analysis will need to be done.
3) If the "Status" columns indicate "Data 1", then data collection is required.

Applicant will enter the % Distribution for each segment which will further document how the New External Project Traffic (Column W1) and Total External Project Traffic (Column W2) were calculated.

General Information							Lanes/Type		Hurricane Evacuation Route	Strategic Intermodal System	De Minimis Status (2011)	Growth			AADT (Daily Volumes)			K Factor	Segment Peak Hour Two Way Volumes		
Segment ID	Facility ID (2008)	Facility ID (2011)	Facility ID (2013)	On Street	From Street	To Street	Existing Number of Lanes and Type	Programmed Improvements				Base Year Volume	Base Year of Count	Annual Growth Rate	AADT (2008)	AADT (2011)	AADT (2013)		2008	2011	2013
A	B1	B2	B3	C	D	E	F	G	H	I	J	K	L	M	N	O	P	R	S	T	U
3545100	128	128	128	SR 91/FLORIDAS TURNPIKE	SR 93/I-75	US 301/SR 35	4F		Y	H		38,861	2007	1.77%	40,349	45,087	48,550	0.104	4,196	4,689	5,049
3545110	129	129	129	SR 91/FLORIDAS TURNPIKE	US 301/SR 35	LAKE COUNTY BOUNDARY	4F		Y	H		38,861	2007	1.77%	40,349	45,087	48,550	0.1	4,035	4,509	4,855
3546100	130	130	130	SR 93/I-75	HERNANDO COUNTY BOUNDARY	CR 673	4F		Y	H		40,500	2007	2.85%	41,654	45,116	47,938	0.104	4,332	4,713	4,986
3546120	131	131	131	SR 93/I-75	CR 673	C-48	4F		Y	H		37,500	2007	2.64%	38,490	41,629	43,846	0.104	4,003	4,329	4,560
3546130	132	132	132	SR 93/I-75	C-48	C-470 E	4F		Y	H		42,947	2007	1.07%	43,406	44,816	45,750	0.104	4,514	4,661	4,763
3546140	133	133	133	SR 93/I-75	C-470 E	SR 91/FLORIDAS TURNPIKE	4F		Y	H		43,616	2007	2.53%	44,719	48,200	50,670	0.104	4,651	5,013	5,270
3546150	134	134	134	SR 93/I-75	SR 91/FLORIDAS TURNPIKE	SR 44	6F		Y	H		73,000	2007	3.65%	75,665	84,256	90,519	0.104	7,869	8,763	9,414
3546160	135	135	135	SR 93/I-75	SR 44	MARION COUNTY BOUNDARY	6F		Y	H		69,500	2007	2.27%	71,078	76,029	79,520	0.104	7,392	7,907	8,270
3547105	136	136	136	US 27/US 441/SR 500	MARION COUNTY BOUNDARY	BUENOS AIRES BLVD	4D		Y	N		35,500	2007	2.00%	36,210	38,426	39,979	0.101	3,657	3,881	4,038
3547100	137	137	137	US 27/US 441/SR 500	BUENOS AIRES BLVD	BELLA CRUZ DR	4D		Y	N		35,500	2007	2.00%	36,210	38,426	39,979	0.095	3,440	3,650	3,798
3547120	137	137	137	US 27/US 441/SR 500	BELLA CRUZ DR	MORSE BLVD	6D		Y	N		35,500	2007	2.00%	36,210	38,426	39,979	0.095	3,440	3,650	3,798
3547130	137	137	137	US 27/US 441/SR 500	MORSE BLVD	LAKE COUNTY BOUNDARY	6D		Y	N		35,500	2007	2.00%	36,210	38,426	39,979	0.095	3,440	3,650	3,798
3253100	138	138	138	US 301/SR 35	HERNANDO COUNTY BOUNDARY	CR 656	2U		Y	N		4,900	2007	2.00%	4,998	5,304	5,518	0.097	485	514	535
3253110	138	138	138	US 301/SR 35	CR 656	CR 673	2U		Y	N		4,900	2007	2.00%	4,998	5,304	5,518	0.097	485	514	535
3253120	138	138	138	US 301/SR 35	CR 673	C-476	2U		Y	N		4,900	2007	2.00%	4,998	5,304	5,518	0.097	485	514	535
3253140	139	139	139	US 301/SR 35	C-476	C-476 W	2U		Y	N		6,100	2007	2.26%	6,238	6,670	6,975	0.097	605	647	677
3253150	140	140	140	US 301/SR 35	C-476 W	MAIN ST	4U		Y	N		10,200	2007	2.00%	10,404	11,041	11,487	0.097	1,009	1,071	1,114
3253130	141	141	141	US 301/SR 35	MAIN ST	C-48	2U		Y	N		8,400	2007	2.22%	7,667	8,189	8,556	0.097	744	794	830
3253110	141	141	141	US 301/SR 35	C-48	C-476	2U		Y	N		8,500	2007	2.22%	7,667	8,189	8,556	0.097	744	794	830
3253160.2	142	142	142	US 301/SR 35	C-476	1/4 MILE S OF 470 E	2U		Y	N		6,200	2007	2.30%	5,576	5,918	6,157	0.098	546	580	603
3253160.1	143	143	143	US 301/SR 35	1/4 MILE S OF 470 E	C-470 E (S)	2U		Y	N		6,200	2007	2.00%	6,324	6,711	6,982	0.097	613	651	677
3253170	143	143	143	US 301/SR 35	C-470 E (S)	SR 471	2U		Y	N		6,200	2007	2.00%	6,324	6,711	6,982	0.097	613	651	677
3253180	143	143	143	US 301/SR 35	SR 471	C-470 E (N)	2U		Y	N		11,300	2007	2.00%	11,526	12,231	12,726	0.097	1,116	1,186	1,234
3253190	144	144	144	US 301/SR 35	C-470 E (N)	CR 514	2U		Y	N		6,200	2007	1.02%	6,263	6,457	6,589	0.097	608	626	639
3253200	145	145	145	US 301/SR 35	CR 514	C-468	2U		Y	N		6,200	2007	1.02%	6,263	6,457	6,589	0.096	601	620	633
3253210	145	145	145	US 301/SR 35	C-468	SR 91/FLORIDAS TURNPIKE	2U		Y	N		9,700	2007	2.85%	9,976	10,854	11,481	0.096	958	1,042	1,102
3253220	146	146	146	US 301/SR 35	SR 91/FLORIDAS TURNPIKE	CR 156	4D		Y	N		9,700	2007	2.90%	11,525	12,557	13,296	0.096	1,106	1,205	1,276
3253230	146	146	146	US 301/SR 35	CR 156	SR 44	4D		Y	N		12,700	2007	2.95%	13,075	14,266	15,120	0.096	1,255	1,370	1,452
3253240	147	147	147	US 301/SR 35	SR 44	C-44A	4D		Y	N		21,500	2007	3.32%	22,214	24,501	26,154	0.096	2,133	2,352	2,511
3253250	147	147	147	US 301/SR 35	C-44A	C-466A	4D		Y	N		19,000	2007	2.83%	19,538	21,244	22,461	0.096	1,876	2,039	2,156
3253260.1	148	148	148	US 301/SR 35	C-466A	JARRELL AVE	4D		Y	N		15,100	2007	3.38%	15,765	17,419	18,616	0.096	1,513	1,672	1,787
3253260.2	149	149	149	US 301/SR 35	JARRELL AVE	C-462 (S)	2U		Y	N		15,100	2007	3.38%	15,765	17,419	18,616	0.096	1,513	1,672	1,787
3253270	149	149	149	US 301/SR 35	C-462 (S)	C-462 (N)	2U		Y	N		15,100	2007	4.16%	15,728	17,774	19,261	0.096	1,510	1,706	1,851
3253280	149	149	149	US 301/SR 35	C-462 (N)	CR 222	2U		Y	N		14,900	2007	2.83%	15,322	16,660	17,616	0.096	1,471	1,599	1,691
3253290	149	149	149	US 301/SR 35	CR 222	C-472	2U		Y	N		14,900	2007	2.83%	15,322	16,660	17,616	0.096	1,471	1,599	1,691
3253300.1	149	149	149	US 301/SR 35	C-472	CR 214	2U		Y	N		15,900	2007	2.78%	16,342	17,743	18,743	0.096	1,569	1,703	1,799
3253300.2	150	150	150	US 301/SR 35	CR 214	C-466	4D		Y	N		15,900	2007	2.78%	16,342	17,743	18,743	0.096	1,569	1,703	1,799
3253310.1	150	150	150	US 301/SR 35	C-466	CR 204	4D		Y	N		12,400	2007	2.00%	12,648	13,422	13,964	0.096	1,214	1,289	1,341
3253310.2	151	151	151	US 301/SR 35	CR 204	CR 104	4D		Y	N		12,400	2007	2.00%	12,648	13,422	13,964	0.096	1,214	1,289	1,341
3253320	151	151	151	US 301/SR 35	CR 104	MARION COUNTY BOUNDARY	4D		Y	N		12,400	2007	2.00%	12,648	13,422	13,964	0.096	1,214	1,289	1,341

Segment ID	Net New External Project Traffic	Total External Project Traffic	Facility Level of Service (LOS)		Facility Maximum Service Volume (MSV) Peak Hour Two Way			Conceptual Analysis Required (V/MSV > 90%) Base Traffic + 2 or 5 Year Growth + Project Traffic									Within Radius of Influence	On Study Network	Trips Added as Percent of MSV	% Distribution
			LOS Method	LOS Standard	MSV (2008)	MSV (2011)	MSV (2013)	2008 Volume Total	2008 V/MSV Ratio	2008 Status	2011 Volume Total	2011 V/MSV Ratio	2011 Status	2013 Volume Total	2013 V/MSV Ratio	2013 Status				
A	W1	W2	X	Y	Z	AA	AB	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AP	AQ	AR	AS
3545100			GEN. TABLES	B	3,670	3,670	3,670	4,196	1.143	STUDY 2	4,689	1.278	STUDY 2	5,049	1.376	STUDY 2	N	N	0.00%	
3545110			GEN. TABLES	C	5,250	5,250	5,250	4,035	0.769	OK	4,509	0.859	OK	4,855	0.925	STUDY 2	N	N	0.00%	
3546100			GEN. TABLES	B	3,670	3,670	3,670	4,332	1.18	STUDY 2	4,713	1.284	STUDY 2	4,986	1.359	STUDY 2	N	N	0.00%	
3546120			GEN. TABLES	B	3,670	3,670	3,670	4,003	1.091	STUDY 2	4,328	1.179	STUDY 2	4,560	1.243	STUDY 2	N	N	0.00%	
3546130			GEN. TABLES	B	3,670	3,670	3,670	4,514	1.23	STUDY 2	4,661	1.27	STUDY 2	4,761	1.297	STUDY 2	N	N	0.00%	
3546140			GEN. TABLES	B	3,670	3,670	3,670	4,651	1.267	STUDY 2	5,013	1.366	STUDY 2	5,270	1.436	STUDY 2	N	N	0.00%	
3546150			GEN. TABLES	B	5,650	5,650	5,650	7,869	1.393	STUDY 2	8,763	1.551	STUDY 2	9,414	1.666	STUDY 2	N	N	0.00%	
3546160			GEN. TABLES	B	5,650	5,650	5,650	7,392	1.308	STUDY 2	7,907	1.399	STUDY 2	8,270	1.464	STUDY 2	N	N	0.00%	
3547105			CONC. (ARTPLAN)	D	3,650	3,650	3,650	3,657	1.002	STUDY 1	3,881	1.063	STUDY 1	4,038	1.106	STUDY 1	N	N	0.00%	
3547100			GEN. TABLES	D	4,240	4,240	4,240	3,440	0.811	OK	3,650	0.861	OK	3,798	0.896	OK	N	N	0.00%	
3547120			GEN. TABLES	D	4,240	4,240	4,240	3,440	0.811	OK	3,650	0.861	OK	3,798	0.896	OK	N	N	0.00%	
3547130			GEN. TABLES	D	4,240	4,240	4,240	3,440	0.811	OK	3,650	0.861	OK	3,798	0.896	OK	N	N	0.00%	
3253100			GEN. TABLES	C	1,460	1,460	1,460	485	0.328	OK	514	0.347	OK	535	0.361	OK	N	N	0.00%	
3253110			GEN. TABLES	C	1,460	1,460	1,460	485	0.328	OK	514	0.347	OK	535	0.361	OK	N	N	0.00%	
3253120			GEN. TABLES	C	1,460	1,460	1,460	485	0.328	OK	514	0.347	OK	535	0.361	OK	N	N	0.00%	
3253140			GEN. TABLES	D	1,350	1,350	1,350	605	0.448	OK	647	0.479	OK	677	0.501	OK	N	N	0.00%	
3253150			GEN. TABLES	D	2,708	2,708	2,708	1,009	0.373	OK	1,071	0.395	OK	1,114	0.411	OK	N	N	0.00%	
3253130			GEN. TABLES	D	1,350	1,350	1,350	744	0.551	OK	794	0.588	OK	830	0.615	OK	N	N	0.00%	
3253110			GEN. TABLES	D	1,350	1,350	1,350	744	0.551	OK	794	0.588	OK	830	0.615	OK	N	N	0.00%	
3253160.2			GEN. TABLES	D	1,340	1,340	1,340	546	0.407	OK	580	0.433	OK	603	0.45	OK	N	N	0.00%	
3253160.1			GEN. TABLES	D	1,350	1,350	1,350	613	0.454	OK	651	0.482	OK	677	0.501	STUDY 2	N	N	0.00%	
3253170			GEN. TABLES	D	1,350	1,350	1,350	613	0.454	OK	651	0.482	OK	677	0.501	STUDY 2	N	N	0.00%	
3253180			GEN. TABLES	D	1,350	1,350	1,350	1,116	0.826	OK	1,186	0.878	OK	1,234	0.914	STUDY 2	N	N	0.00%	
3253190			GEN. TABLES	D	1,350	1,350	1,350	608	0.45	OK	626	0.464	OK	639	0.473	OK	N	N	0.00%	
3253200			GEN. TABLES	D	2,040	2,040	2,040	601	0.295	OK	620	0.304	OK	633	0.31	OK	N	N	0.00%	
3253210			GEN. TABLES	D	2,040	2,040	2,040	958	0.47	OK	1,042	0.511	OK	1,102	0.54	OK	N	N	0.00%	
3253220			GEN. TABLES	D	3,290	3,290	3,290	1,106	0.336	OK	1,205	0.366	OK	1,276	0.388	OK	N	N	0.00%	
3253230			GEN. TABLES	D	3,290	3,290	3,290	1,255	0.381	OK	1,370	0.416	OK	1,452	0.441	OK	N	N	0.00%	
3253240			GEN. TABLES	D	3,290	3,290	3,290	2,133	0.648	OK	2,352	0.715	OK	2,511	0.763	OK	N	N	0.00%	
3253250			GEN. TABLES	D	3,290	3,290	3,290	1,876	0.57	OK	2,039	0.62	OK	2,156	0.655	OK	N	N	0.00%	
3253260.1			GEN. TABLES	D	2,940	2,940	2,940	1,513	0.515	OK	1,672	0.569	OK	1,787	0.608	OK	N	N	0.00%	
3253260.2			GEN. TABLES	D	1,490	1,490	1,490	1,513	1.015	STUDY 2	1,672	1.122	STUDY 2	1,787	1.199	STUDY 2	N	N	0.00%	
3253270			GEN. TABLES	D	1,490	1,490	1,490	1,510	1.013	STUDY 2	1,706	1.145	STUDY 2	1,851	1.242	STUDY 2	N	N	0.00%	
3253280			GEN. TABLES	D	1,490	1,490	1,490	1,471	0.987	STUDY 2	1,599	1.073	STUDY 2	1,691	1.135	STUDY 2	N	N	0.00%	
3253290			GEN. TABLES	D	1,490	1,490	1,490	1,471	0.987	STUDY 2	1,599	1.073	STUDY 2	1,691	1.135	STUDY 2	N	N	0.00%	
3253300.1			GEN. TABLES	D	1,490	1,490	1,490	1,569	1.053	STUDY 2	1,703	1.143	STUDY 2	1,799	1.207	STUDY 2	N	N	0.00%	
3253300.2			GEN. TABLES	D	3,290	3,290	3,290	1,569	0.477	OK	1,703	0.518	OK	1,799	0.547	OK	N	N	0.00%	
3253310.1			GEN. TABLES	D	3,290	3,290	3,290	1,214	0.369	OK	1,289	0.392	OK	1,341	0.408	OK	N	N	0.00%	
3253310.2			GEN. TABLES	D	5,420	5,420	5,420	1,214	0.224	OK	1,289	0.238	OK	1,341	0.247	OK	N	N	0.00%	
3253320			GEN. TABLES	D	5,420	5,420	5,420	1,214	0.224	OK	1,289	0.238	OK	1,341	0.247	OK	N	N	0.00%	

APPENDIX B

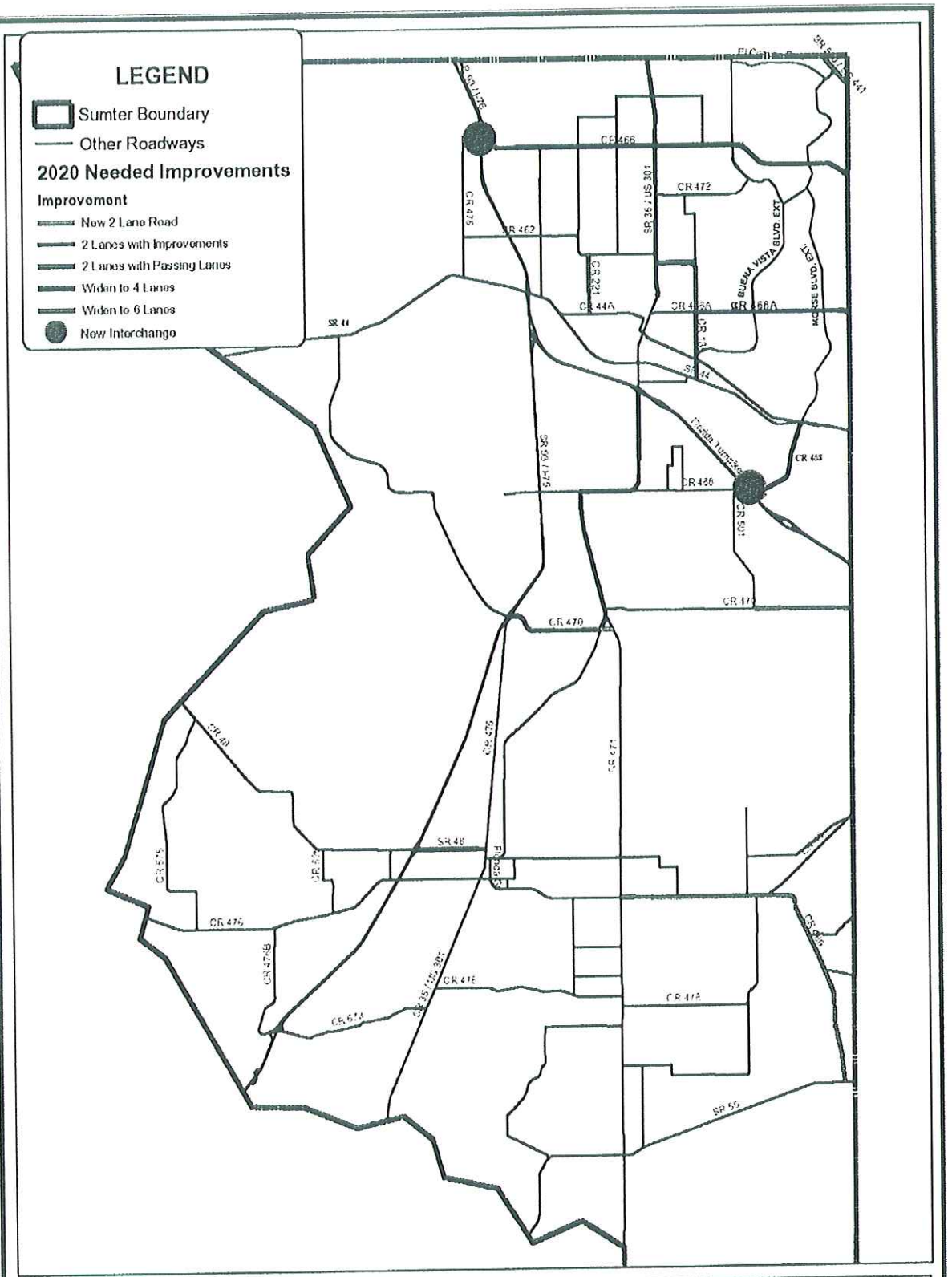
Transportation Improvement Element/Plan

Table 2

Transportation Projects for FY 08/09 to FY 12/13 Schedule of Improvements

Road	Limits	Description	Revenue Source	Phase	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13
C-468	South of SR 44 to Turnpike	Widen to 4 lanes	ST	Total	$234,000	$1,400,000	$153,000		
				PE	$34,000	$1,200,000			
				ROW	$200,000	$200,000	$153,000		
C-470 E-Phase II	I-75 to the Lake Co. Line	Widen to 4 lanes	CTT	Total	$439,000	$250,000	$750,000	$1,000,000	$1,000,000
				PD&E	$439,000				
				PE		$250,000	$250,000		
				ROW			$500,000	$1,000,000	$1,000,000
CR 528 Phase I	CR 526A to SR 471	Improved 2 lane	CTT	Total	$611,000				
				PE	$49,000				
				CEI	$32,000				
				Const	$530,000				
CR 528 Phase II	US 301 to CR 526A	Improved 2 lane	CTT	Total		$1,017,000			
				PE		$100,000			
				ROW		$200,000			
				CEI		$42,000			
				Const		$675,000			
C-462 PD&E Study	CR 209 to C-466A	PD&E	CTT	Total	$200,000	$150,000			
				PD&E	$200,000	$150,000			
CR 501 PD&E Study	CR-470 to C-468	PD&E	CTT	Total			$52,000	$170,000	
				PD&E			$52,000	$170,000	
C-468 PD&E Study	US 301 to Turnpike	PD&E	CTT	Total	$221,000				
				PD&E	$221,000				
C-48 PD&E Study	Bushnell to Lake Co Line	PD&E	CTT	Total	$405,000				
				PD&E	$405,000				
Morse Blvd-Phase I	C-466 to North of Rio Grande Avenue	Resufrace and restripe to facilitate 3 lane section (2 through lanes with turn lanes) and modify and install new signal	CTT	Total	$1,129,000				
				PE	$150,000				
				CEI	$89,000				
				Const	$890,000				
Morse Blvd-Phase II	North of Rio Grande Avenue to El Camino Real Circle	Resurface and restripe to facilitate 3 lane section (2 through lanes with turn lanes)	CTT	Total	$500,000	$603,000			
				PE	$122,000				
				CEI	$8,000	$73,000			
				Const	$370,000	$530,000			

Road	Limits	Description	Revenue Source	Phase	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13
US 301	North of CR 204 to Marion Co. Line	Add lanes and reconstruct	FDOT	Total	$6,835,002	$12,471,546			
				ROW	$6,835,002				
				Const		$12,471,546			
US 301	From North of CR 232 to North of NE 110 Road	Widen from 2 to 4 lanes	FDOT and Countywide Road Impact Fees	Total	$7,483,865	$8,866,515	$5,000,000	$14,000,000	$5,139,000
				ROW	$7,483,865	$8,866,515			
				Const			$5,000,000	$14,000,000	$5,139,000
CR 466A	Buena Vista Blvd to CR 139	Widen from 2 to 4 lanes	District 1 Road Impact Fees	Total	$1,500,000	$9,042,000			
				ROW	$500,000				
				Const	$1,000,000	$9,042,000			
CR 139	From 44A to C-466A	Widen from 2 to 4 lanes	District 1 Road Impact Fees	Total	$1,000,000	$8,781,000			
				ROW	$1,000,000				
				Const		$8,781,000			
CR 462	US 301 to C 466A	Widen from 2 to 4 lanes	District 1 Road Impact Fees	Total			$1,800,000	$5,939,000	
				ROW			$1,800,000		
				Const				$5,939,000	
C-468	Turnpike Interchange	New Turnpike Interchange	District 1 Road Impact Fees	Total	$50,000				$12,150,000
				ROW	$50,000				
				Const					$12,150,000
C48 Reimbursement	I-75 to CR 616	Reimbursement to Secondary Trust for 4 laning	District 2 Road Impact Fees	Reimbursement	$74,000	$74,740	$75,487	$76,242	$77,005
US 441	Buenos Aires Blvd to Marion Co. Line	Add lanes and reconstruct	FDOT	Total					$755,000
				PE					$755,000
I-75	Hernando Co. Line to SR 44	PD&E	FDOT	Total	$59,028				
				PD&E	$59,028				
I-75	Hernando Co. Line to C-470	Add lanes and reconstruct	FDOT	Total		$926,740		$879,978	$8,029,224
				ROW		$926,740		$879,978	$8,029,224
I-75	C-470 to Turnpike	Add lanes and reconstruct	FDOT	Total	$1,153,730		$47,796	$1,651,718	$10,195,255
				PE	$439,450				
				ROW	$714,280		$47,796	$1,651,718	$10,195,255
SR 48	I-75 to CR 475	Add lanes and rehabilitate	FDOT	Total				$1,237,030	$1,280,326
				ROW				$1,237,030	$1,280,326



Recommended Improvements Through Year 2020

Sumter County, Florida

Figure 5

Data Source: Sumter County - KHA
Map Produced: October 2004

Kimley-Horn and Associates, Inc.

TABLE 5
EXISTING AND FUTURE (2020) CONDITIONS WITH NEEDED IMPROVEMENTS

ROADWAY				EXISTING CONDITIONS					FUTURE CONDITIONS								
Road ID	Road	From	To	Adopted LOS Standard	Number of Lanes	Roadway Service Volume	Daily Traffic Volume	LOS	Committed Number of Lanes	Projected Daily Traffic Volume	LOS	Needed Improvement	Approximate Year Needed***	Improvement Cost	Improved Roadway Service Volume	Improved LOS	Comment
1	SR 48	SR 93/I-75 (Bushnell)	Main Street & SR 48	C	2	10,320	8,000	C	2	12,300	D	4	2012	$8,400,000	32,800	B	
2	SR 48	Main Street & SR 48	SR 35/US 301 (Bushnell)	C	4	23,180	10,000	C	4	13,800	C				23,180	C	
3	SR 44	Citrus County Line	SR 93/I-75	B	2	7,200	8,200	C	4	13,200	A				28,900	A	
4	SR 44	SR 93/I-75	0.5 mi. E. OF SR 35	C	4	32,800	13,400	B	4	17,700	B				32,800	B	
5	SR 44	0.5 mi. E. OF SR 35	Lake County Line	C	2	12,900	16,000	D	4	19,900	B				43,600	B	
6	SR 471	Polk County Line	SR 50	C	2	10,160	2,800	B	2	7,600	C				10,160	C	
7	SR 471	SR 50	C.R. 478A	C	2	13,100	4,200	C	2	6,800	C				13,100	C	Historic Growth Rate used to Calculate Future Volume.
8	SR 471	C.R. 478A	C.R. 730	C	2	13,100	4,600	C	2	7,000	C				13,100	C	Historic Growth Rate used to Calculate Future Volume.
9	SR 471	C.R. 730	CR 48	C	2	10,320	6,200	C	2	7,100	C				10,320	C	Historic Growth Rate used to Calculate Future Volume.
10	SR 471	CR 48	SR 35/US 301	C	2	10,320	4,600	B	2	7,100	C				10,320	C	Historic Growth Rate used to Calculate Future Volume.
11	SR 50	Hernando County Line	SR 471	C	2	10,180	5,600	C	2	13,300	D		2012		10,160	D	FDOT to address regional need.
12	SR 50	SR 471	Lake County Line	C	2	12,900	8,100	C	2	11,600	C				12,900	C	
13	SR 35/US 301	Hernando County Line	W. of CR 48/CR 476	C	2	10,320	5,800	C	2	7,900	C				10,320	C	
14	SR 35/US 301	W. of CR 48/CR 476	Bushnell City Limits (North)	C	4	31,160	7,500	B	4	7,500	B				32,800	B	
15	SR 35/US 301	Bushnell City Limits (North)	CR 470	C	2	10,480	5,100	C	2	2,900	B				10,480	B	
16	SR 35/US 301	CR 470	Coleman City Limits	C	2	10,320	8,600	C	2	16,300	E	4	2016	$9,500,000	43,600	A	Future Level of Service adopted as "D"
17	SR 35/US 301	Coleman City Limits	CR 523	C	2	10,320	5,900	C	2	18,100	E	4	2015	$5,500,000	43,600	A	Future Level of Service adopted as "D"
18	SR 35/US 301	CR 523	Florida Turnpike (SR 91)	C	2	10,480	6,800	C	2	16,800	F	4	2013	$11,000,000	32,800	B	Future Level of Service adopted as "D"
19	SR 35/US 301	Florida Turnpike	Lion St	C	4	24,400	13,900	C	4	34,000	F	Parallel Roads	2012		24,400	C	Trips diverted to CR 139 and CR 221
20	SR 35/US 301	Lion St.	CR 466	D	2	18,200	10,700	C	2	25,300	F	4	2012	$45,000,000	34,200	B	
21	SR 35/US 301	CR 466	Marion County Line	D	2	18,200	7,600	C	2	19,700	E	4	2015		34,200	B	
23	SR 500/US 441	Lake County Line	Marion County Line	D	4	34,200	33,500	D	4	45,600	E	6	2004	$4,400,000	51,400	C	
24	SR 93/I-75	Hernando County Line	CR 673/CR 476B	B	4	38,700	37,500	B	4	33,700	B				38,700	B	
25	SR 93/I-75	CR 673/CR 476B	CR 48	B	4	38,700	34,000	B	4	39,200	C		2018		38,700	C	FDOT to address regional need.
26	SR 93/I-75	CR 48	CR 470	B	4	38,700	35,000	B	6	50,300	B				59,800	B	
27	SR 93/I-75	CR 470	Florida Turnpike (SR 91)	B	4	38,700	39,000	C	6	60,600	C		2019		59,800	C	FDOT to address regional need.
28	SR 93/I-75	Florida Turnpike (SR 91)	SR 44	B	8	80,900	59,500	B	8	98,500	C		2012		80,900	C	FDOT to address regional need.
29	SR 93/I-75	SR 44	CR 475/CR 466	B	6	59,800	58,000	B	6	87,900	D		2004		59,800	D	FDOT to address regional need.
30	SR 93/I-75	CR 475/CR 466	Marion County Line	B	6	59,800	58,000	B	6	88,900	D		2004		59,800	D	FDOT to address regional need.
31	Florida Turnpike/SR 91	Lake County Line	CR 468	B	4	38,700	34,100	B	4	56,300	D		2007		38,700	D	FDOT to address regional need.
32	Florida Turnpike/SR 91	CR 468	US 301	B	4	38,700	34,100	B	4	56,300	D		2007		38,700	D	FDOT to address regional need.
33	Florida Turnpike/SR 91	US 301	I-75	B	4	38,700	34,100	B	4	37,500	B				38,700	B	
34	CR 48	Citrus County	CR 625	C	2	10,160	4,100	B	2	4,000	B				10,160	B	
35	CR 48	CR 625	Interstate 75	C	2	10,320	6,600	C	2	9,700	C				10,320	C	
36	CR 48	CR 475	SR 471	C	2	10,480	5,200	C	2	8,600	C				10,480	C	
37	CR 48	SR 471	CR 469	C	2	10,320	6,300	C	2	15,600	E	2+Pass Lanes	2010	$1,000,000	16,100	C	
38	CR 48	CR 469	Lake County Line	C	2	10,320	3,700	B	2	4,800	B				10,320	B	
39	CR 462	CR 475	US 301	C	2	10,320	2,100	B	2	9,100	C				10,320	C	
40	CR 462	SR 35/US 301	CR 121	C	2	10,320	2,500	B	2	8,500	C	2 (improved)*	2025	$2,300,000	13,755	C	
41	CR 462	CR 121	CR 466A	C	2	10,320	3,200	B	2	11,600	D	2 (improved)*	2017	$2,500,000	13,755	C	
42	CR 466	CR 475	US 301	C	2	10,320	3,700	B	2	34,600	F	4	2007	$16,400,000	34,200	E	Implement TSM strategies**
43	CR 466	US 301	CR 113 / Buena Vista Blvd.	D	2	15,500	11,000	C	4	48,500	E	4	2014	$8,800,000	34,200	E	Implement TSM strategies**
44	CR 466	CR 113 / Buena Vista Blvd.	Morse Blvd. (South ext.)	D	2	14,500	13,100	D	4	42,100	F	4	2013	$10,100,000	30,600	F	Implement TSM strategies**
45	CR 466	Morse Blvd. (South ext.)	Lake County Line	D	2	14,500	13,100	D	4	62,900	F	4	2009	$4,300,000	30,600	F	Implement TSM strategies**
46	CR 44A	SR 44	US 301	C	2	10,480	1,300	B	2	1,600	B				10,480	B	Historic Growth Rate used to Calculate Future Volume.
47	CR 466A	US 301	CR 462	C	2	12,900	3,600	B	2	13,800	D		2019		12,900	D	Consider LOS D Standard (constrained)
48	CR 466A	CR 462	Lake County Line	C	2	12,900	3,600	B	2	14,800	D	4	2017	$15,900,000	34,200	B	
49	CR 468	US 301	CR 501	C	2	12,900	3,200	B	2	5,100	B				12,900	B	
491	CR 468	CR 501	Florida Turnpike (SR 91)	C	2	12,900	3,200	B	4	15,200	A	4	2017	$1,000,000	32,800	B	
50	CR 468	Florida Turnpike (SR 91)	SR 44	C	2	12,900	3,400	B	4	16,400	A	4	2015	$10,100,000	32,800	B	
51	CR 469	CR 48	SR 50	C	2	10,320	3,000	B	2	12,200	D	2+Pass Lanes	2017	$1,000,000	16,100	C	
52	CR 470	SR 44	Interstate 75	C	2	10,320	6,100	C	2	4,300	B				10,320	B	
53	CR 470	Interstate 75	US 301	C	2	12,900	8,100	C	2	16,000	E	4	2013	$9,500,000	43,600	A	
54	CR 470	US 301	CR 501	C	2	10,320	7,500	C	2	8,100	C				10,320	C	
55	CR 470	CR 501	Lake County Line	C	2	10,320	7,700	C	2	15,100	E	2+Pass Lanes	2009	$1,000,000	16,100	C	
56	CR 470 Extension	US 301	SR 471	C	N/A	N/A	N/A	N/A	2	10,400	C	2	2013	$1,100,000	12,900	C	
57	CR 475	Marion County Line	CR 466	C	2	10,320	3,000	B	2	11,800	D		2017		10,320	D	Consider LOS D Standard (parallel to I-75)
58	CR 475	CR 466	Interstate 75	C	2	10,320	2,000	B	4	45,100	D	6	2006	$700,000	49,300	C	
59	CR 475	Interstate 75	SR 44	C	2	10,320	1,800	B	2	6,600	C				10,320	C	
60	CR 475	CR 470	US 301 Extension	C	2	10,320	4,000	B	2	4,700	B				10,320	B	
61	CR 475	US 301 Extension	Bushnell City Limits (North)	C	2	10,320	5,000	B	2	4,700	B				10,320	B	
62	CR 475	Bushnell City Limits (North)	SR 48	C	4	24,600	10,800	B	4	13,000	B				24,600	B	
63	CR 476	Hernando County Line	CR 625	C	2	10,160	3,700	B	2	4,500	B				10,160	B	
64	CR 476	CR 625	US 301	C	2	10,480	4,200	C	2	1,000	B				10,480	B	
65	CR 476B	CR 476	Interstate 75	C	2	10,320	2,200	B	2	4,400	B				10,320	B	
67	CR 673	Interstate 75	US 301	C	2	10,320	2,000	B	2	7,600	C				10,320	C	
68	CR 478	US 301	SR 471	C	2	10,320	2,100	B	2	4,100	B				10,320	B	
70	CR 501	CR 468	CR 470	C	2	10,320	1,500	A	2	10,200	C				10,320	C	
71	CR 575	CR 48	CR 476	C	2	10,160	1,000	A	2	3,100	B				10,160	B	
72	CR 625	CR 48	CR 475	C	2	10,160	N/A	A	2	4,300	B				10,160	B	
74	Florida St/CR 476A	US 301	CR 48	C	2	10,320	N/A	A	2	7,300	C				10,320	C	
75	Buena Vista Blvd	Marion County Line	CR 466	C	2	10,320	N/A	A	4	28,200	B				43,600	B	
76	Buena Vista Blvd	CR 466	SR 44	C	2	10,320	N/A	A	4	44,200	D		N/A		43,600	D	Implement TSM strategies**
77	Morse Blvd	US 441	CR 466	C	2	10,320	N/A	A	4	12,200	A				43,600	A	
78	Morse Blvd	CR 466	SR 44	C	2	10,320	N/A	A	4	46,100	D		N/A		43,600	D	Implement TSM strategies**
79	El Camino Real	Buena Vista Blvd	Morse Blvd	C	2	10,320	N/A	A	4	32,100	C				43,600	C	
96	CR 221	CR 462	CR 44A	C	2	2,540	N/A	C	2	9,300	C	2 (improved)*	2012	$5,100,000	10,320	C	
97	CR 139	CR 466A	CR 44A	C	2	10,160	N/A	A	2	14,800	E	4	2012	$5,400,000	32,800	B	
98	CR 139 Extension	CR 44A	SR 44	C	N/A	N/A	N/A	A	N/A	11,700	D	4	2012	$2,800,000	32,800	B	
99	CR 472	US 301	Buena Vista Blvd.	C	2	10,160	N/A	A	2	8,300	C				10,320	C	
	New Interchange	CR 456	I-75										N/A	$11,700,000			
	New Interchange	CR 468	Turnpike										N/A	$11,700,000			
TOTAL														$206,000,000			

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Notes: LOS in red indicates not meeting LOS Standard.
* "Improved" identified as improvements to make existing laneage more efficient. May include reconstruction to urban cross section or spot improvements of turn lanes, auxiliary lanes, or wider lanes.
** TSM strategies consist of Transportation System Management improvements of ride share programs, flextime work hours, improved transit services, etc.
*** Based on linear growth to 2020. Timing of needs in the areas of the county which are currently experiencing high growth will be sooner than projected while the slower growth areas will be later than projected. Roads should be monitored on growth to more accurately determine when the improvements will be needed.

APPENDIX C

Trip Generation Worksheets

Summary of Trip Generation Calculation
For 260 Dwelling Units of Single Family Detached Housing
February 16, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.63	0.00	1.00	2504
7-9 AM Peak Hour Enter	0.18	0.00	1.00	48
7-9 AM Peak Hour Exit	0.55	0.00	1.00	144
7-9 AM Peak Hour Total	0.74	0.00	1.00	192
4-6 PM Peak Hour Enter	0.60	0.00	1.00	156
4-6 PM Peak Hour Exit	0.35	0.00	1.00	92
4-6 PM Peak Hour Total	0.95	0.00	1.00	248
Saturday 2-Way Volume	10.09	0.00	1.00	2625
Saturday Peak Hour Enter	0.49	0.00	1.00	128
Saturday Peak Hour Exit	0.44	0.00	1.00	113
Saturday Peak Hour Total	0.93	0.00	1.00	241

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume:	LN(T) = .92LN(X) + 2.71, R^2 = 0.96
7-9 AM Peak Hr. Total:	T = .7(X) + 9.74
	R^2 = 0.89 , 0.25 Enter, 0.75 Exit
4-6 PM Peak Hr. Total:	LN(T) = .9LN(X) + .51
	R^2 = 0.91 , 0.63 Enter, 0.37 Exit
AM Gen Pk Hr. Total:	T = .7(X) + 12.37
	R^2 = 0.89 , 0.26 Enter, 0.74 Exit
PM Gen Pk Hr. Total:	LN(T) = .88LN(X) + .62
	R^2 = 0.91 , 0.64 Enter, 0.36 Exit
Sat. 2-Way Volume:	LN(T) = .95LN(X) + 2.59, R^2 = 0.92
Sat. Pk Hr. Total:	T = .89(X) + 9.56
	R^2 = 0.91 , 0.53 Enter, 0.47 Exit
Sun. 2-Way Volume:	T = 8.84(X) + -13.31, R^2 = 0.94
Sun. Pk Hr. Total:	LN(T) = .91LN(X) + .35
	R^2 = 0.87 , 0.53 Enter, 0.47 Exit

Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
For 16335 Th.Sq.Ft. GFA of High-Cube Warehouse
February 16, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	1.44	1.39	1.00	23522
7-9 AM Peak Hour Enter	0.06	0.00	1.00	980
7-9 AM Peak Hour Exit	0.03	0.00	1.00	490
7-9 AM Peak Hour Total	0.09	0.30	1.00	1470
4-6 PM Peak Hour Enter	0.03	0.00	1.00	490
4-6 PM Peak Hour Exit	0.04	0.00	1.00	653
4-6 PM Peak Hour Total	0.10	0.32	1.00	1634
Saturday 2-Way Volume	1.05	1.21	1.00	17152
Saturday Peak Hour Enter	0.08	0.00	1.00	1307
Saturday Peak Hour Exit	0.06	0.00	1.00	980
Saturday Peak Hour Total	0.14	0.38	1.00	2287

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

APPENDIX D

CFRPM Model Output Plots

CFRPM v Trip Distribution
TPD No. 4145 - Monarch Ranch

cube

EXHIBIT "C"

Exhibit "C"

BDA
ENVIRONMENTAL CONSULTANTS

2005017-90.1

MONARCH RANCH PROJECT SITE
SUMTER COUNTY, FLORIDA
ENVIRONMENTAL ASSESSMENT

Submitted to:

Ms. Heather M. Himes, Esq., LEED AP
Akerman Senterfitt
420 South Orange Avenue
Suite 1200
Orlando, Florida 32801
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February 24, 2010

Submitted by:

Jennifer L. Rosinski, Ph.D., P.W.S.
Associate Scientist IV

W. Michael Dennis, Ph.D.
President

TABLE OF CONTENTS

LIST OF FIGURES AND TABLES

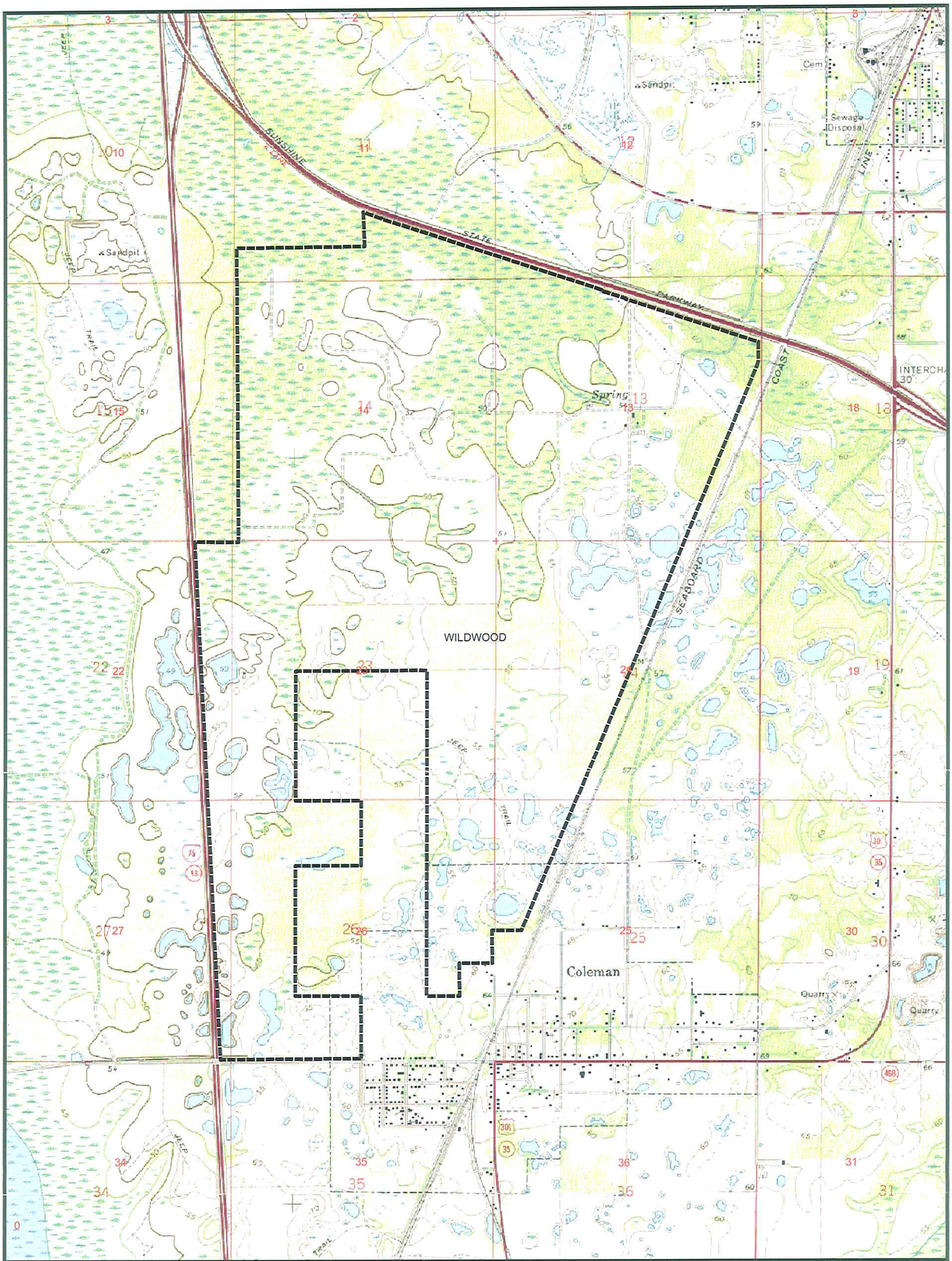
1.0 INTRODUCTION

The Monarch Ranch (Ranch) is a private family-owned ranch located in Sumter County, Florida contiguous with the city of Wildwood (Figure 1.0-1) (Sections 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, and 27, Township 19 South, Range 22 East). The Ranch is approximately 2,603 acres and is bordered on the north by The Florida Turnpike (Turnpike), on the east by the Seaboard Coast Line Railroad, on the south by Interstate 75. Access is off State Road (SR) 44, onto NE 25th Street, then underneath a one-lane underpass of the Turnpike.

The Ranch site is actively managed for cattle, sod production, timber, and hunting leases. There is an historical home place on the Ranch site that has been restored and improved. There is a paved road (NE 25th Street) into the Ranch site off SR 44. There are internal unpaved farm and field roads, and the pastures are fenced and gated.

Breedlove, Dennis & Associates, Inc. conducted an ecological review of the Ranch site on February 17, 2010. The purpose of the ecological review was to assess the Ranch site for the presence of jurisdictional wetlands pursuant to state and federal wetland regulations, and to determine the occurrence or potential for occurrence of wildlife listed as Threatened or Endangered (T&E) or Species of Special Concern (SSC) by the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC) and plant species listed as T&E by the USFWS.

Databases, maps, and ancillary documents, including Natural Resources Conservation Service (NRCS) soils map, U.S. Geological Survey topographical map, and Digital Ortho Quarter Quadrangle color-infrared aerial photography were examined to facilitate the assessment of potential federal and state regulatory jurisdiction and potential occurrence of listed species of wildlife and plants.



Legend

Project Boundary

USGS Sections

Source: USGS Wildwood, FL. Sure!MAPS RASTER digital quads, ©1997.

0 1,000 2,000 Feet

1 inch = 2,000 feet

FIGURE 1.0-1.
LOCATION OF THE MONARCH RANCH PROJECT SITE, SUMTER COUNTY, FLORIDA.
SECTIONS 10-15, AND 22-27, TOWNSHIP 19 SOUTH, RANGE 22 EAST

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
330 W. Canton Ave., Winter Park, FL 32789
407-677-1882

CBT • 2010-02-22 • P:\ATG\2005017\BDA_USE\ARCGIS\ECR_201002\Location.mxd

2.0 ECOLOGICAL CONDITIONS

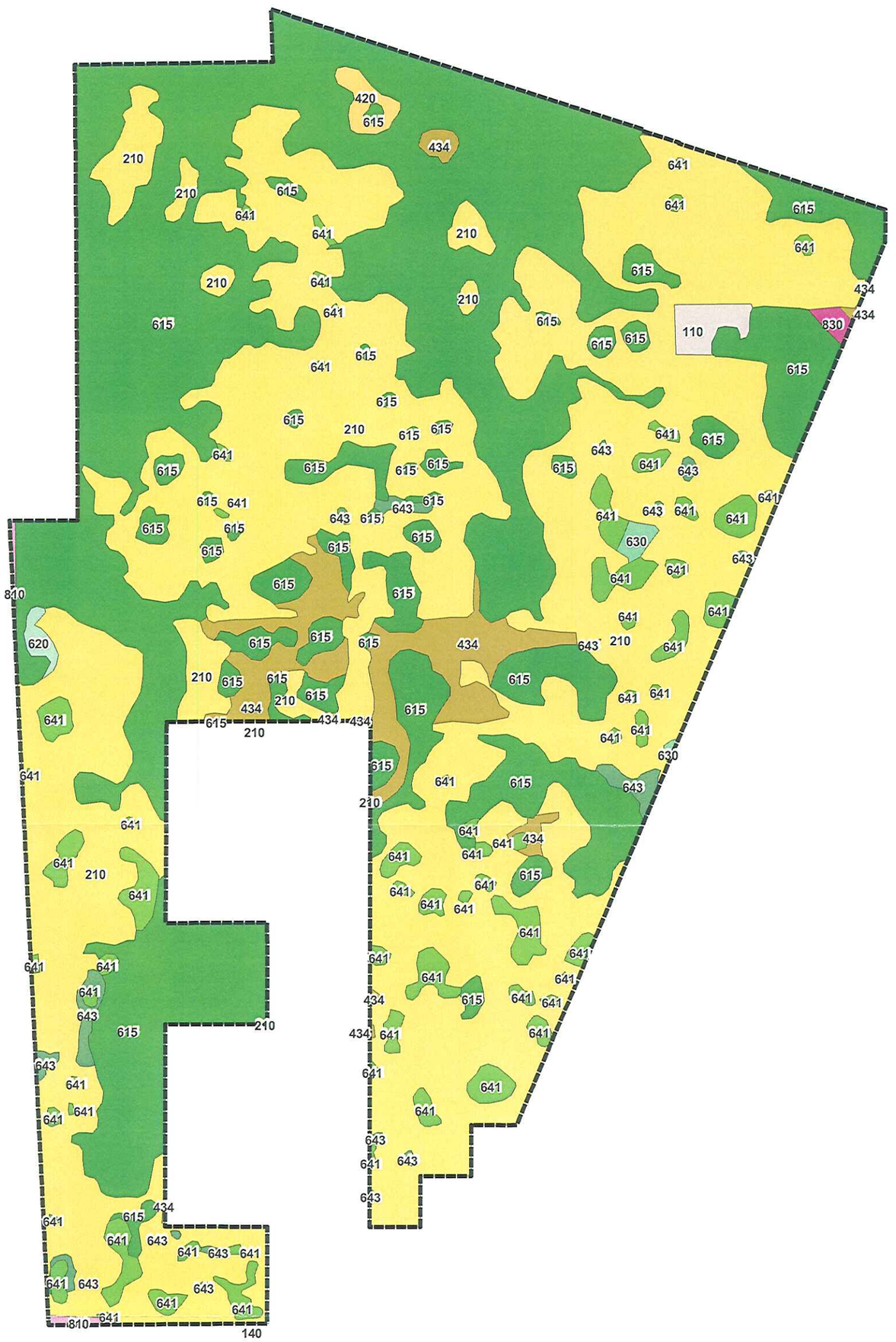
2.1 Vegetative Communities

Major vegetative associations were classified using the 1999 Florida Land Use, Cover and Forms Classification System developed by the Florida Department of Transportation. The following sections provide general descriptions of each of the cover types occurring on the Ranch site. The cover types on the site were mapped by Southwest Florida Water Management District (SWFWMD) (Figure 2.1-1). The following information, based on the SWFWMD land use map, Digital Ortho Quarter Quadrangle aerial photography (Figure 2.1-2), and selective groundtruthing, describes the general composition and conditions of the various community cover types within the Ranch site area.

2.1.1 Uplands

Upland communities on the project site consisted Residential, Low Density (Less than Two Dwelling Units per Acre) (110), Commercial and Services (140), Cropland and Pastureland (210), Upland Hardwood Forests (420), Hardwood-Coniferous Mixed (434), Transportation (810), and Utilities (830).

The majority of the uplands were Cropland and Pastureland (210), which consisted of a predominance of bahiagrass (*Paspalum notatum*), broomsedge bluestem (*Andropogon virginicus*), and yelloweyed grass (*Xyris* sp.). Scattered throughout were cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), red maple (*Acer rubrum*), slash pine (*Pinus elliottii*), citrus (*Citrus* sp.), and blackberry (*Rubus* sp.). The Hardwood-Coniferous Mixed (434) cover type contained a higher density of slash pine, live oak, laurel oak, and cabbage palm.



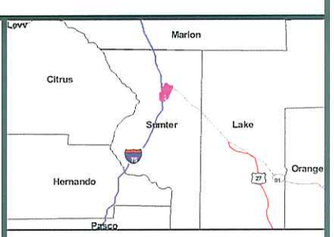
Legend

- Project Boundary

SWFWMD Land Use

- 110 - Residential, Low Density (11.26 ac)
- 140 - Commercial and Services (0.09 ac)
- 210 - Cropland and Pastureland (1,305.14 ac)
- 260 - Other Open Lands (Rural) (0.00 ac)
- 420 - Upland Hardwood Forests (8.29 ac)
- 434 - Hardwood - Coniferous Mixed (92.89 ac)
- 615 - Streams and Lake Swamps (Bottomland) (1,027.95 ac)
- 620 - Wetland Coniferous Forests (4.40 ac)
- 630 - Wetland Forested Mixed (4.56 ac)
- 641 - Freshwater Marshes (119.51 ac)
- 643 - Wet Prairies (21.63 ac)
- 810 - Transportation (4.11 ac)
- 830 - Utilities (3.34 ac)

Source: Florida Geographic Data Library (FGDL), Version 3.0, July 2000; SWFWMD, FLUCFCS data, 1994-1999.



0 750 1,500 Feet

1 inch = 1,500 feet

FIGURE 2.1-1.
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT LAND USE MAP OF THE MONARCH RANCH PROJECT SITE, SUMTER COUNTY, FLORIDA.

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407-677-1882

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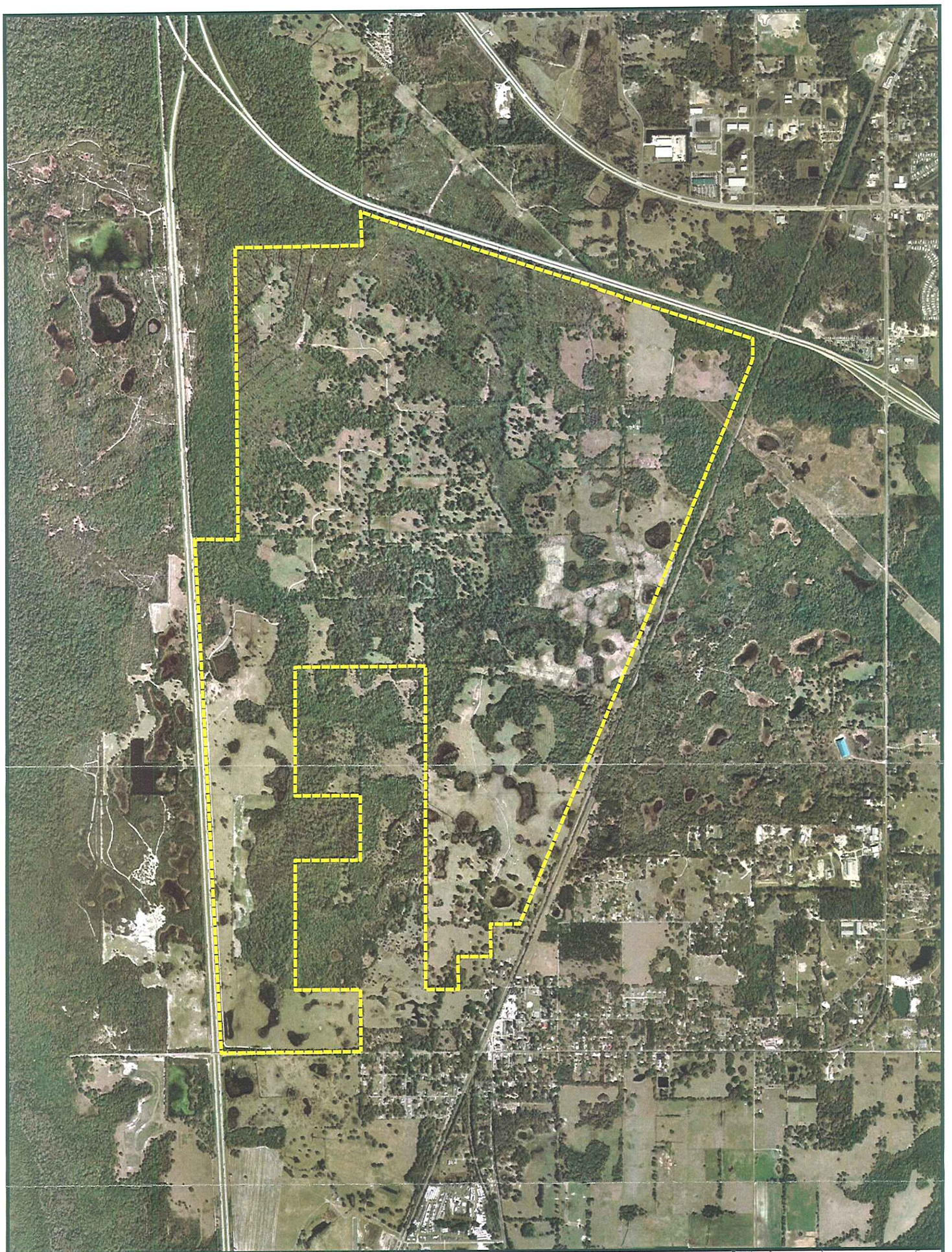

Legend

Project Boundary

World Imagery

0 1,000 2,000 Feet

1 inch = 2,000 feet

Source: World Imagery Service, © 2008 ESRI, i-cubed, collection date: 2007-2008.

FIGURE 2.1-2.
AERIAL PHOTOGRAPH OF THE MONARCH RANCH PROJECT SITE, SUMTER COUNTY, FLORIDA.

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2.1.2 Wetlands

Wetland/surface water communities on the project site consisted of Streams and Lake Swamps (Bottomland) (615), Forested Wetlands (620), Wetland Forested Mixed (630), Freshwater Marsh (641), and Wet Prairie (643).

The predominant wetland cover type was Streams and Lake Swamps (Bottomland) (615). The canopy vegetation included red maple, dahoon (*Ilex cassine*), sweetbay (*Magnolia virginiana*), swamp bay (*Persea palustris*), sweetgum (*Liquidambar styraciflua*), cypress (*Taxodium* sp.), and water oak (*Quercus nigra*). Shrub vegetation included cabbage palm, falsewillow (*Baccharis* sp.), red maple, and sweetbay.

Herbaceous vegetation that occurred throughout all wetland cover types included soft rush (*Juncus effusus*), bushy bluestem (*Andropogon glomeratus*), blackberry, manyflower marshpennywort (*Hydrocotyle umbellata*), pipewort (*Eriocaulon* sp.), beaksedge (*Rhynchospora* sp.), and sedge (*Carex* sp.). There were scattered occurrences of dogfennel (*Eupatorium capillifolium*), falsefennel (*Eupatorium leptophyllum*), lizard's tail (*Saururus cernuus*), swamp sawgrass (*Cladium* sp.), rosy camphorweed (*Pluchea rosea*), and greenbrier (*Smilax* sp.).

2.2 Protected Wildlife and Plants

Species of wildlife and plants listed pursuant to the Endangered Species Act of 1973 (ESA), 16 United States Code 1531-1544, December 28, 1973, as amended 1976 – 1982, 1984, and 1988 and the Florida rule (68 A-27.004, Florida Administrative Code [F.A.C.]), and reported to occur within Sumter County, Florida are represented in Table 2.2-1. The likelihood of occurrence, listed within this table, is based on a comparison of the known geographic ranges and habitat use by these species and the habitats found

Table 2.2-1 **Protected Plants and Animals with Potential for Occurrence on The Monarch Ranch Project Site, Sumter County, Florida.**

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status[1]	
			USFWS[2]	FWC[3]
PLANTS				
Dicerandra cornutissima longspurred mint	Sand pine scrub, xeric oak scrub.	Not Applicable	E	—
Eriogonum longifolium var. *gnaphalifolium* scrub buckwheat	Sandhill, scrub.	Not Applicable	T	—
Justicia cooleyi Cooley's water-willow	Mesic hardwood hammocks over limestone.	Not Applicable	E	—
AMPHIBIANS				
Rana capito gopher frog	Xeric oak scrub, sand pine scrub, sandhill, upland hardwoods, pine flatwoods, freshwater marsh.	Low	—	SSC
REPTILES				
Alligator mississippiensis American alligator	Freshwater marsh, cypress swamp, mixed hardwood swamp, shrub swamp, bottomland hardwoods, lakes, ponds, rivers, streams.	Moderate	T(S/A)	SSC
Drymarchon corais couperi eastern indigo snake	Xeric oak scrub, sand pine scrub, sandhill, pine flatwoods, pine rocklands, tropical hardwood hammock, hydric hammock, wet prairie, mangrove swamp.	Low	T	T

Table 2.2-1 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status[1]	
			USFWS[2]	FWC[3]
Gopherus polyphemus gopher tortoise	Sandhill, sand pine scrub, xeric oak scrub, coastal strand, xeric hammock, dry prairie, pine flatwoods, mixed hardwood–pine forests, ruderal.	Unlikely to Low	—	T
Pituophis melanoleucus mugitus Florida pine snake	Xeric oak scrub, sand pine scrub, sandhill, scrubby pine flatwoods, old fields on former sandhill and scrub sites.	Not Applicable	—	SSC
Pseudemys concinna suwanniensis Suwannee cooter	Rivers, large streams, spring runs, and associated backwaters and impoundments.	Unlikely	—	SSC
Stilosoma extenuatum short-tailed snake	Sandhill, xeric hammock, sand pine scrub, xeric oak scrub.	Not Applicable	—	T
BIRDS				
Aphelocoma coerulescens Florida scrub-jay	Xeric oak scrub.	Not Applicable	T	T
Aramus guarauna limpkin	Freshwater marsh, mixed hardwood swamp, rivers, streams, spring runs, lake margins, ruderal.	Moderate to High	—	SSC
Athene cunicularia burrowing owl	Sandhill, dry prairie, pastures, ruderal.	Low to Moderate	—	SSC

Table 2.2-1 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status[1]	
			USFWS[2]	FWC[3]
Egretta caerulea little blue heron	Freshwater marsh, various types of forested wetlands, lakes, streams, salt marsh, mangrove swamp, tidal mud flats.	Observed	—	SSC
Egretta thula snowy egret	Freshwater marsh, various types of forested wetlands, streams, lakes, salt marsh, mangrove swamp, tidal mud flats, impoundments, ditches.	Moderate to High	—	SSC
Egretta tricolor tricolored heron	Salt marsh, mangrove swamp, tidal mud flats, tidal creeks, tidal ditches, freshwater marsh, various types of forested wetlands, lakes and ponds.	Moderate to High	—	SSC
Eudocimus albus white ibis	Freshwater marsh, various types of forested wetlands, salt marsh, mangrove swamp, tidal mud flats, ruderal.	Moderate to High	—	SSC
Falco sparverius paulus southeastern American kestrel	Sandhill, pine flatwoods, dry prairie, pasture, old field.	High	—	T
Grus canadensis pratensis Florida sandhill crane	Dry prairie, freshwater marsh, pasture.	Moderate to High	—	T
Mycteria americana wood stork	Freshwater marsh, various types of forested wetlands, ponds, salt marsh, mangrove swamp, tidal mud flats, lagoons, flooded pastures.	Moderate to High	E	E

Table 2.2-1 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status[1]	
			USFWS[2]	FWC[3]
MAMMALS				
Podomys floridanus Florida mouse	Xeric oak scrub, sand pine scrub, sandhill.	Not Applicable	—	SSC
Sciurus niger shermani Sherman's fox squirrel	Sandhill, pine flatwoods, pastures.	Low	—	SSC
Ursus americanus floridanus Florida black bear	Upland hardwood hammock, mixed hardwood-pine forest, pine flatwoods, cabbage palm-live oak hammock, cypress swamp, bay swamp, shrub swamp, hydric hammock, bottomland hardwoods.	Unlikley	—	T

[1] E = Endangered; T = Threatened; T(S/A) = Threatened due to Similarity of Appearance; SSC = Species of Special Concern; C = Candidate for Listing, Sufficient Information Available.
[2] U.S. Fish and Wildlife Service.
[3] Florida Fish and Wildlife Conservation Commission.

within the Ranch site, the quantity, quality, and adjacency of these habitats, as well as observations of these species during field reconnaissance. The likelihood for occurrence for listed species was rated as high, moderate, low, unlikely, or not applicable based on knowledge of a species' habitat preference and site conditions. A likelihood of occurrence given as "unlikely" indicates that no, or very limited, suitable habitat for this species exists on-site. A likelihood of occurrence given as "not applicable" indicates that the habitat for this species does not exist on-site.

Sightings of all wildlife species or observations of call or sign noted during the on-site investigations were documented based on meandering transects during the February 17, 2010 site review. The on-site observations included the following wildlife species: killdeer (*Charadrius vociferus*), wild turkey (*Meleagris gallopavo*), pileated woodpecker (*Dryocopus pileatus*), American robin (*Turdus migratorius*), downy woodpecker (*Picoides pubescens*), black vulture (*Coragyps atratus*), turkey vulture (*Cathartes aura*), American kestrel (*Falco sparverius*), northern cardinal (*Cardinalis cardinalis*), red-shouldered hawk (*Buteo lineatus*), wood duck (*Aix sponsa*), American crow (*Corvus brachyrhynchos*), osprey (*Pandion haliaetus*), European starling (*Sturnus vulgaris*), mourning dove (*Zenaida macroura*), eastern bluebird (*Sialia sialis*), great blue heron (*Ardea herodias*), great egret (*Ardea alba*), little blue heron (*Egretta caerulea*), wild boar (*Sus scrofa*), and southeastern pocket gopher (*Geomys pinetis*).

No Sherman's fox squirrels (*Sciurus niger shermani*) (SSC, FWC) or potential nests were observed during site evaluations, and there is a low likelihood of occurrence of this protected species. The Ranch site is within the range of Sherman's fox squirrels as mapped by Kantola (1992) and Wood (2001). Optimal fox squirrel habitat has been characterized as mature, fire-maintained longleaf pine-turkey oak (*Quercus laevis*) sandhills and flatwoods by Kantola (1992). Preferred habitat has also been described as

mature and open pine and pine-hardwood associations by Edwards et al. (2003). Sherman's fox squirrels are diurnal, solitary animals whose home ranges may overlap, but separate core home range areas are maintained (Kantola 1992). Male and female home ranges average 196 acres and 82 acres, respectively (Wooding 1997). Due to relatively low population densities and large home range sizes, preserves of at least 5,000-10,000 acres have been recommended as necessary to support viable populations (Kantola 1986, Cox et al. 1994). FWC potential habitat models indicate that the site was not mapped as potentially suitable for Sherman's fox squirrels (Endries et al. 2009), and available databases contain no occurrence records from the site. There is low likelihood that Sherman's fox squirrels occur on the site based on the small area of upland hardwood and mixed pine-hardwood forests on site, the lack of occurrence records, and the fact that the site was not mapped as potentially suitable habitats by FWC. However, suitable habitat occurs in the southwestern portion of the Ranch.

Gopher tortoises (*Gopherus polyphemus*) (T, FWC) occur in a variety of natural and disturbed habitats characterized by well-drained loose soils in which to burrow, low-growing herbaceous vegetation used for food, and open sunlit areas for nesting (Diemer 1992, Mushinsky et al. 2006). Gopher tortoises typically inhabit sites with soils that support sandhill, scrub, and mesic pine flatwoods habitats (Enge et al. 2006), and mesic flatwoods and sandhill soils cover approximately 555.07 acres (24%) of the site. Reported annual average home range sizes vary from 1.2 to 4.7 acres for males and from 0.2 to 1.6 acres for females (Enge et al. 2006). Cox et al. (1987) indicate that patches of habitat must be at least 25-50 acres in size to support a minimally viable population of gopher tortoises, but Eubanks et al. (2002) found that 47-101 acres were needed to support populations of this size. More recently, Mushinsky et al. (2006) considered 250 acres to be the minimum area necessary to maintain a population of tortoises, and a buffer zone surrounding the 250 acre parcel would provide additional security. FWC potential habitat models (McCoy et al. 2002, Endries et al. 2009) indicate that the site contains no areas mapped as potentially

suitable gopher tortoise habitat. There was no evidence of the presence of the gopher tortoises, either observations of adult gopher tortoises or active and inactive gopher tortoise burrows. Several commensal species, including the eastern indigo snake (*Drymarchon corais couperi*) (T, USFWS and FWC), Florida pine snake (*Pituophis melanoleucus mugitus*) (SSC, FWC), gopher frog (*Rana capito*) (SSC, FWC), and Florida mouse (*Podomys floridanus*) (SSC, FWC) may occur on-site in association with gopher tortoise burrows. Although 24% of the site contains soil types often used by gopher tortoises, FWC potential habitat models suggest that the site is not suitable for gopher tortoises. There were no burrows observed on the site and it is unlikely, or a very low likelihood, that gopher tortoises or any of the commensals occur on the site.

The eastern indigo snake (T, USFWS and FWC) is the longest of North American snakes, and it is listed as threatened due to over-collection and habitat loss (Moler 1992). Indigo snakes are found in a variety of habitats throughout Florida, including pine flatwoods, scrubby flatwoods, sandhill, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats (USFWS 2008). Indigo snakes often winter in the burrows of gopher tortoises in northern portions of the range, but they also may take shelter in hollowed root channels, hollow logs, stump holes, or the burrows of rodents, nine-banded armadillo *(Dasypus novemcinctus)*, or land crabs (*Cardisoma guanhumi*) in wetter habitats (USFWS 2008). Eastern indigo snakes are capable of moving considerable distances in a short period of time as demonstrated by records of movements of 2.2 miles in 42 days and 2.4 miles in 176 days (USFWS 2008). No reliable survey methods have been developed for indigo snakes because they are wide-ranging habitat generalists that occur at low densities and frequently seek the cover of debris piles and dense vegetation (Landers and Speake 1980, Breininger et al. 2004). Reported home range sizes of eastern indigo snakes in Florida range from 57 to 741 acres, and mean home range size reported from one Florida study was 292 acres (Dodd and Barichivich 2007). Indigo

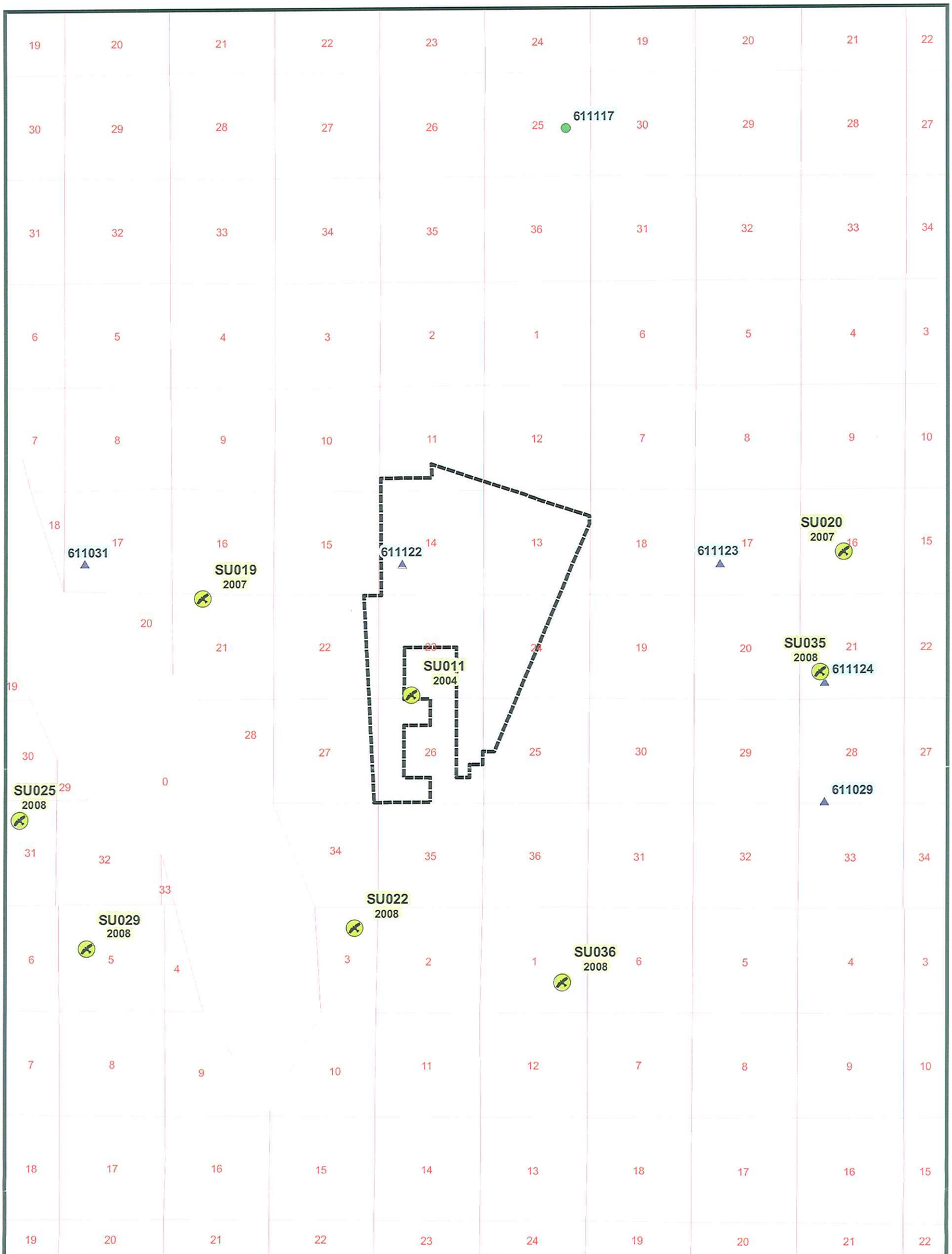
snakes apparently need a mosaic of habitats to complete their life cycle, often feeding along wetland edges (Moler 1992). Population viability modeling suggests that indigo snake populations are susceptible to habitat fragmentation resulting from construction of roads and intensive human developments in occupied habitats, and that large areas protected from roads and human developments are needed to maintain viable snake populations (Breininger et al. 2004). Occurrence databases available from FWC and the Florida Natural Areas Inventory contain no records of eastern indigo snakes on the site, but there is one record of indigo snakes on the Lake Panasoffkee parcel to the west of the site. FWC habitat models (Cox et al. 1994; Endries et al. 2008; Endries and Enge, unpublished data) indicate that approximately 75% of the site contains habitats potentially suitable for indigo snakes, and the site is connected to large patches of potentially suitable habitat extending off site to the east and west. Indigo snakes have the potential to occur on site based on the mix of habitat types present on and surrounding the site and occurrence records from adjacent property, but the likelihood of occurrence is low based on the rarity of the species and the low likelihood that gopher tortoise burrows are present on site.

American alligator (*Alligator mississippiensis*) [SSC, FWC; T(S/A), USFWS] are listed as threatened due to similarity of appearance by USFWS and as SSC by FWC. They occur in freshwater marshes, mixed hardwood swamps, bottomland hardwood swamps, and surface waters such as lakes, ponds, and rivers. Suitable habitat exists on the Ranch site, and the likelihood of occurrence is moderate.

The Ranch site is within the range of the gopher frog (SSC, FWC) as mapped by Godley (1992). The distribution of gopher frogs seems to be restricted to that of gopher tortoises (Godley 1992). Gopher frogs typically occur in native, xeric, upland habitats, particularly longleaf pine (*Pinus palustris*) – turkey oak (*Quercus laevis*) sandhills which often support the densest populations of gopher tortoises. However, gopher frogs are also known from pine flatwoods, sand pine (*Pinus clausa*) scrub, xeric hammocks, and

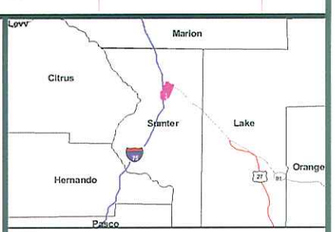
the early successional stages of these communities. Preferred breeding habitats include seasonally flooded, grassy ponds and cypress heads that lack fish populations (Godley 1992). Gopher frogs will disperse up to 1.0 mile from breeding ponds to occupy gopher tortoise burrows, but they may also occupy a variety of other retreats including the burrows of rodents and crayfish, stump holes, and other crevices (Godley 1992). There are no database records of occurrence of gopher frogs on the Ranch site, and FWC habitat models did not map the Ranch site as potentially suitable habitat for gopher frogs (Endries et al. 2008). There is a very low likelihood that gopher frogs are present on the Ranch site the apparent lack of potentially suitable xeric habitats and the low likelihood that gopher tortoises are present.

Wading bird species have at a moderate to high potential to occur within the Ranch site due the presence of wetlands on the Ranch. Such species include limpkin (*Aramus guarauna*) (SSC, FWC), little blue heron (SSC, FWC), snowy egret (*Egretta thula*) (SSC, FWC), tricolored heron (*Egretta tricolor*) (SSC, FWC), white ibis (*Eudocimus albus*) (SSC, FWC), Florida sandhill crane (*Grus canadensis pratensis*) (T, FWC), and wood stork (E, USFWS and FWC). Wading birds observed on the Ranch site included little blue heron, great egret, and great blue heron. According to the FWC Office of Environmental Services 1999 wading bird rookery database, the nearest recorded rookery (Rookery No. 611122, Inactive as of 1999) is located on the Ranch site. The nearest Active rookery (Rookery No. 611117) is located approximately 3.5 miles to the north of the subject parcel, and contained cattle egret (*Bubulcus ibis*) and unidentified white birds (Figure 2.2-1). Listed species of wading birds will fly up to approximately 9.3 miles from the nesting site to forage in wetlands and return food to incubating adults and nestlings (Cox et al. 1994). Wetlands within 9.3 miles of the rookeries of listed species of wading birds are considered important to wading bird nesting success.



Legend

- Project Boundary
- USGS Sections
- Bald Eagle's Nests
- Wading Bird Rookeries
  - Active
  - Inactive
  - Not checked



0 2,500 5,000 Feet

1 inch = 5,000 feet

Source: 2009 Fish and Wildlife Conservation Commission statewide bald eagle nest locations. Florida Fish and Wildlife Conservation Commission (FFWC), Office of Environmental Services 1999 Wading Bird Rookery Database.

FIGURE 2.2-1 .
LOCATION OF THE NEAREST ACTIVE EAGLE NESTS AND WADING BIRD ROOKERIES IN THE VICINITY OF THE MONARCH RANCH PROJECT SITE, SUMTER COUNTY, FLORIDA.

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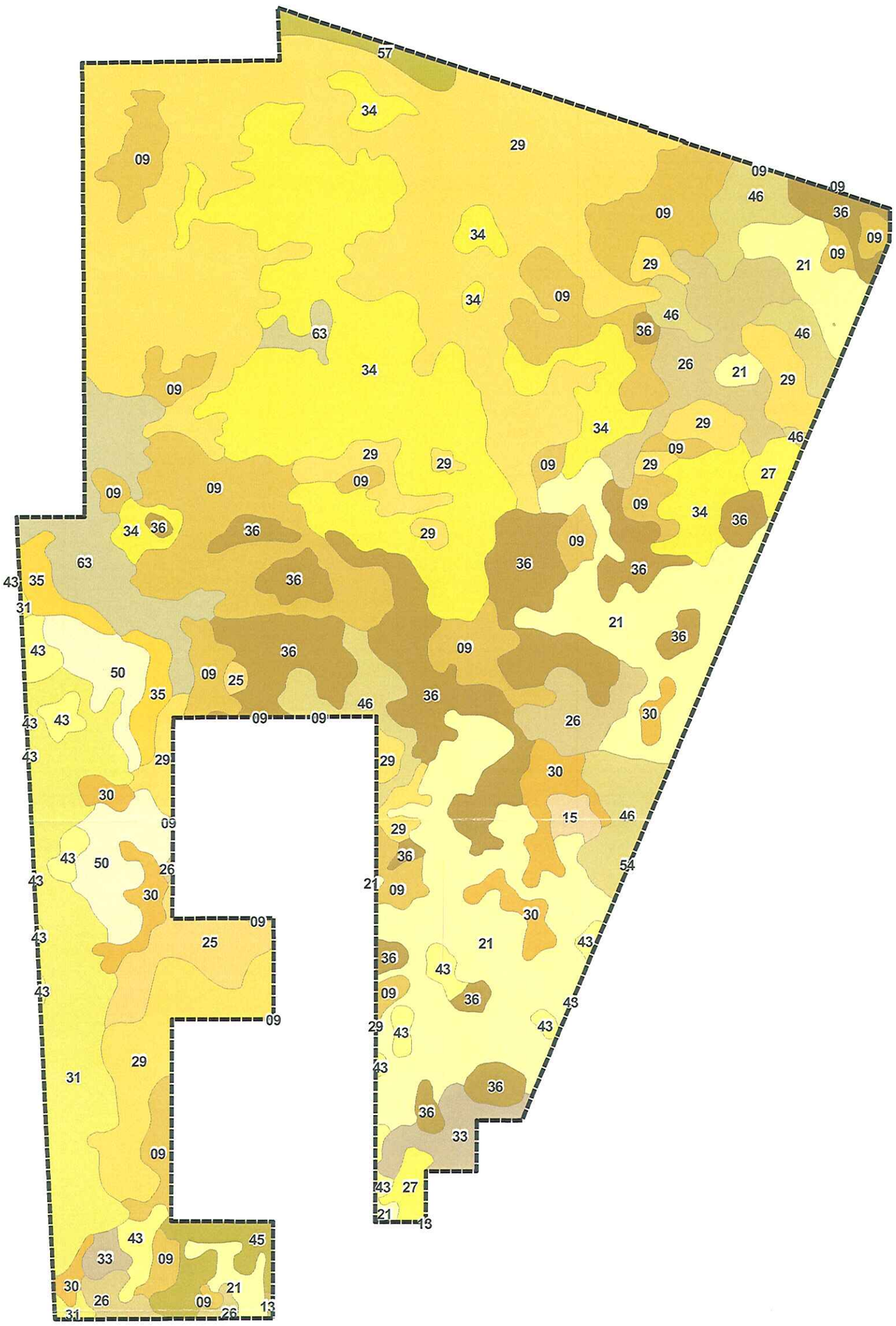

Legend

Project Boundary

LEGEND1

- 09 - Paisley Fine Sand; Bouldery Subsurface
- 13 - Tavares Fine Sand; 0 to 5 Percent Slopes
- 15 - Adamsville Fine Sand; Bouldery Subsurface
- 21 - Eaugallie Fine Sand; Bouldery Subsurface
- 25 - Kanapaha Sand; Bouldery Subsurface
- 26 - Wabasso fine sand, bouldery subsurface
- 27 - Sumterville Fine Sand; Bouldery Subsurface; 0-5% Slopes
- 29 - Nittaw Muck; Frequently Flooded
- 30 - Placid Fine Sand; Depressional
- 31 - Myakka Sand
- 33 - Sparr Fine Sand; Bouldery Subsurface; 0-5% Slopes
- 34 - Tarrytown Sandy Clay Loam; Bouldery Subsurface
- 35 - Pompano Fine Sand; Depressional
- 36 - Floridana Mucky Fine Sand; Depressional
- 43 - Basinger Fine Sand; Depressional
- 45 - Electra Fine Sand; Bouldery Subsurface
- 46 - Ft. Green Fine Sand; Bouldery Subsurface
- 50 - Immokalee Fine Sand
- 54 - Monteocha Fine Sand; Depressional
- 57 - Gator Muck; Frequently Flooded
- 63 - Floridana-Basinger Association; Frequently Flooded

U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) database.

0 750 1,500 Feet

1 inch = 1,500 feet

FIGURE 2.3-1.
NATURAL RESOURCES CONSERVATION SERVICE SOILS MAP OF THE MONARCH RANCH PROJECT SITE, SUMTER COUNTY, FLORIDA.

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The wood stork is state and federally listed as an endangered species. There are no records of a wood stork rookery on the Ranch site based on the most recent FWC statewide survey in 1999 and based on data available from USFWS through 2006. However, available databases contain records of three wood stork rookeries that have occurred within 18.6 miles of the site in recent years. Information concerning wood stork nesting activity at these rookeries is as follows:

Rookery		Number of Nests by Year					Distance	
Number	Name	2006	2005	2004	1999	1977	Miles	Direction
611004A	-	-	-	-	1-50	-	15.1	WNW
612025	-	-	-	-	-	-	14.4	ENE
611031	Lake Panasoffkee	-	-	-	-	40	2.8	W

Wood storks typically return to the same rookery sites each year to nest (Ogden 1996). Wood storks will travel up to 18.6 miles from rookeries to forage in wetlands and return food to incubating adults and nestlings during the nesting season (Cox et al. 1994). Wetlands within 15.0 miles of known rookeries in central Florida are considered critical to nesting success, and these wetlands are considered by USFWS to comprise core foraging areas for known wood stork colonies. The wetlands on the Ranch site appear to be within the core foraging areas of known wood stork rookeries and may be important to wood stork nesting success. In addition, wood storks may forage in on-site wetlands during other times of the year if hydrologic conditions are suitable.

No Florida sandhill cranes (T, FWC) were observed during site evaluations. Florida sandhill cranes nest in shallow, emergent palustrine wetlands, particularly those dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*). They feed in a variety of open, upland habitats, mostly prairies but also human-manipulated habitats such as sod farms, ranchlands, pastures, golf courses, airports, and suburban subdivisions (Nesbitt 1996, Stys 1997, Wood 2001). Home ranges of individual

pairs overlap with those of adjacent pairs and average approximately 1,100 acres. Core nesting territories within home ranges vary from approximately 300 acres to 625 acres and are aggressively defended from other cranes (Wood 2001). There are no nest records from the Ranch site, and the site is not within a Breeding Bird Atlas (Kale et al. 1992) block in which Florida sandhill cranes have been observed nesting. However, FWC potential habitat models (Endries et al. 2009) indicate that the pasturelands on site were mapped as potentially suitable foraging habitat for Florida sandhill cranes, and the site contains approximately 140 acres of freshwater marsh and wet prairie habitat that could be used for nesting. There also are records of nesting cranes in a Breeding Bird Atlas block approximately 2.5 miles west of the site. This information indicates that Florida sandhill cranes are likely to use the pasturelands on site as foraging habitat, and nesting is possible but not likely due to the small area of herbaceous wetlands on site relative to the home range sizes of nesting cranes.

Recovery goals have been achieved for the bald eagle; therefore, this species is no longer listed or protected as a "threatened" species under the ESA, as amended. The bald eagle is protected by the USFWS under provisions of the Bald and Golden Eagle Protection Act (BGEPA) and the Migratory Bird Treaty Act (effective August 9, 2007). The USFWS has implemented National Bald Eagle Management Guidelines (National Guidelines) (May 2007) to assist private landowners and others plan land-use activities in proximity to active bald eagle nests by measures that will minimize the likelihood of causing "disturbance" to nesting bald eagles, as defined under the BGEPA. The FWC also removed the bald eagle from classification and protection as a "threatened" species under Florida Rule and implemented a Florida Bald Eagle Management Plan (Florida Plan) (effective May 9, 2008). The Florida Plan includes Florida Bald Eagle Management Guidelines (Florida Guidelines) and permit provisions.

The FWC Bald Eagle Nest Database was reviewed to determine the locations of all nests that occur on or in close proximity to the Ranch site. The FWC database includes one record of a bald eagle nest on or within 660 feet of the Ranch site. This nest is SU-011 and was last active in 2004 (Figure 2.2-1). Under both the National Guidelines and the Florida Guidelines, this nest would be considered abandoned since it has gone unused for six or more consecutive seasons. For abandoned nests, the buffer zone no longer applies but the nest and nest tree may not be altered. The nest and nest tree were not observed during the site review in February 2010. Coordination with FWC and USFWS may be required prior to development of the Ranch. There are no active bald eagle nests within 660 feet of the Ranch boundary, and the nearest active bald eagle nest (SU-022) is 1.2 miles south of the Ranch. Site activities occurring beyond 660 feet from active bald eagle nests will be in compliance with both the National Guidelines and the Florida Guidelines. Given there are no recent records of active bald eagle nests within 660 feet of the site, activities occurring on site are not expected to adversely affect bald eagles. However, coordination with FWC and USFWS will be required to address the abandoned nest SU-011.

The Ranch site is within the range of the burrowing owl (*Athene cunicularia*) (SSC, FWC) as depicted by Wood (2001). Burrowing owls typically occur in open, well-drained treeless areas where herbaceous groundcover is low and sparse. Historically, burrowing owls occurred primarily in the dry prairies of central Florida, but land clearing and wetlands drainage have greatly expanded the range and habitats used by burrowing owls (Millsap 1996). Currently, burrowing owls are found in a variety of open well-drained habitats including improved pastures, golf courses, school campuses, athletic fields, airports, cemeteries, and industrial/residential complexes (Wood 2001). Burrowing owls construct burrows in well-drained soils, but will also adopt abandoned gopher tortoise burrows or will nest in PVC pipes, culverts, and under the eaves of buildings (Wood 2001). Available databases, including occurrence records and the Florida Breeding Bird Atlas (Kale et al. 1992), contain no records of burrowing owls on

the Ranch site. The nearest records of nesting burrowing owls are from Breeding Bird Atlas blocks approximately 2.5 miles to the southwest and 3.4 miles to the northwest. Florida burrowing owls have a low to moderate likelihood of occurring on site based on the presence of nesting records in the vicinity and the presence of open herbaceous habitats preferred by burrowing owls. No burrowing owls or burrows were noted during the field review in February 2010.

The southeastern American kestrel (*Falco sparverius paulus*) (T, FWC) is one of two subspecies of American kestrels that occur in Florida: the eastern American kestrel (*F. s. sparverius*) and the southeastern American kestrel. The eastern kestrel winters in Florida, arriving in September and leaving in the early spring months of March-April (Stys 1993). Southeastern and eastern kestrels co-occur in Florida during the winter, during which time they are virtually indistinguishable in the field. Surveys intended to determine the presence of resident kestrels should be conducted between April and August, and surveys for nesting kestrels ideally would be conducted in April or May (Stys 1993, Wood 2001). Southeastern kestrels are secondary cavity nesters, typically using cavities excavated by other species in trees or snags. Occasionally southeastern kestrels will nest in human structures such as utility poles (Wood 2001). Kestrels feed in open areas, such as croplands, pasture, and open pine woods that are adjacent to nest sites. Home ranges around nest sites range 125-800 acres (Stys 1993, Wood 2001). Approximately half of the Ranch site is within Breeding Bird Atlas (Kale et al. 1992) blocks in which southeastern kestrels were observed nesting in the late 1980s and early 1990s. FWC habitat models (Endries et al. 2009) indicate that the uplands on site are potentially suitable for southeastern American kestrels. There is a high likelihood that southeastern American kestrels are present on site based on the presence of a large area of open pasturelands that would comprise suitable foraging habitat, the occurrence on site of adjacent woodlands that have the potential to provide cavities in snags for nesting,

the presence of cavity snag trees on the Ranch, observations of kestrels on the Ranch, and the documented presence of nesting kestrels in the vicinity of the site.

2.3 Soils

The U.S. Department of Agriculture (USDA) National Technical Committee for Hydric Soils (NTCHS) defines a hydric soil as a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA Soil Conservation Service, 1994). The NTCHS and NRCS have generated a National Hydric Soils List using selected soil properties indicative of hydric soils. The hydric classification, listed within this table, is based on the properties of all soil types which comprise a map unit. Soils are classified as all hydric, partially hydric, not hydric, or unknown. A classification of "partially hydric" indicates the map unit is comprised of both hydric and non-hydric soils. A classification of "unknown" indicates none of the known soil components are hydric; however, there may be uncommon components for which standard soil properties have not been established. Both "partially hydric" and "unknown" soils require field verification to determine the presence or absence of hydric soil indicators.

According to the USDA, NRCS, and Soil Survey Geographic database for Sumter County, Florida, the following soil types occur within the Ranch site (Figure 2.3-1).

Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Paisley fine sand, bouldery subsurface	09	Partially Hydric	84%	Nearly level and poorly drained.
Tavares fine sand, 0 to 5% slopes	13	Not Hydric	--	Nearly level to gently sloping, and moderately well drained

Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Adamsville fine sand, bouldery subsurface	15	Partially Hydric	4%	Nearly level and somewhat poorly drained.
Eaugallie fine sand, bouldery subsurface	21	Partially Hydric	25%	Nearly level and poorly drained.
Kanapaha sand, bouldery subsurface	25	Partially Hydric	20%	Nearly level and poorly drained
Wabasso fine sand, bouldery subsurface	26	Partially Hydric	20%	Nearly level and poorly drained
Sumterville fine sand, bouldery subsurface, 0 to5% slopes	27	Not Hydric	--	Nearly level to gently sloping and somewhat poorly drained.
Nittaw muck, frequently flooded	29	All Hydric	100%	Nearly level and poorly drained
Placid fine sand, depressional	30	Partially Hydric	90%	Nearly level and poorly drained
Myakka sand	31	Partially Hydric	28%	Nearly level and poorly drained
Sparr fine sand, bouldery subsurface, 0 to5% slopes	33	Not Hydric	--	Nearly level to gently sloping and somewhat poorly drained.
Tarrytown sandy clay loam, bouldery subsurface	34	Partially Hydric	7%	Nearly level and somewhat poorly drained
Pompano fine sand, depressional	35	All Hydric	100%	Nearly level and very poorly drained.
Floridana mucky fine sand, depressional	36	All Hydric	100%	Nearly level and very poorly drained.
Basinger fine sand, depressional	43	Partially Hydric	95%	Nearly level and poorly drained.

Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Electra fine sand, bouldery subsurface	45	Not Hydric	--	Nearly level to gently sloping and somewhat poorly drained.
Ft. Green fine sand, bouldery subsurface	46	Partially Hydric	20%	Nearly level to gently sloping and poorly drained.
Immokalee fine sand	50	Partially Hydric	19%	Nearly level and poorly drained.
Monteocha fine sand, depressional	54	Partially Hydric	96%	Nearly level and very poorly drained.
Gator muck, frequently flooded	57	All Hydric	100%	Nearly level and very poorly drained.
Floridana-Basinger association, frequently flooded.	63	All Hydric	100%	Poorly drained and very poorly drained soils in regular repeating pattern.

Note: Portions of the Monarch Ranch site are within the SWFWMD-mapped Sensitive Karst Areas. Site specific analysis of actual Sensitive Karst Areas may be warranted prior to development

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EXHIBIT "D"

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

February 25, 2010

Florida Master Site File

Heather M. Himes, Esq., LEED AP
Akerman Senterfitt
420 South Orange Avenue, Suite 1200
Orlando, Florida 32801
Phone: 407.419.8566
Email: heather.himes@akerman.com

In response to your inquiry of February 25, 2010, the Florida Master Site File lists eleven previously recorded archaeological sites, one resource group and one standing structure in the following parcels of Sumter County:

T19S, R22E, Sections 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26 & 27

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

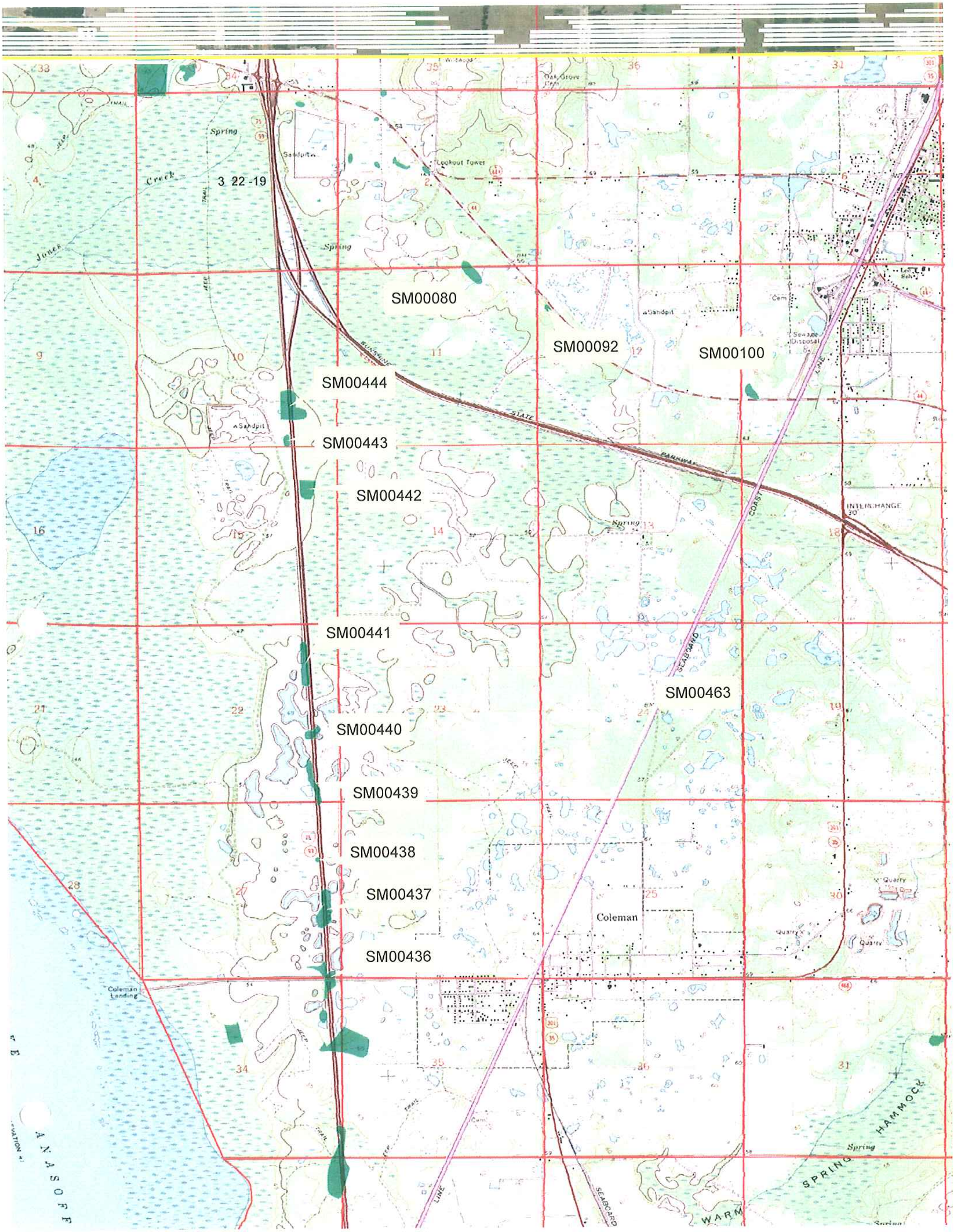
Celeste Ivory

Celeste Ivory
Assistant Supervisor
Florida Master Site File
mcivory@dos.state.fl.us

CULTURAL RESOUR[illegible] REPORT

SITEID	FORMNO	T-R-S	CR	SITENAME	NRLIST	SURVEY	LOCATION	OTHER
SM00080	198812	19S/22E/2	AR	RV PARK		2243	Map: WILD	Culture: PREC Sitetype: SCAR, SCLI
SM00092	198905	19S/22E/12	AR	BILLBOARD		2227	Map: WILD	Culture: PREA Sitetype: SING
SM00436	200507	19S/22E/27	AR	SUMTER XV		12820	Map: WILD	Culture: OTHR Sitetype: HABI, LAND
SM00437	200508	19S/22E/27	AR	SUMTER XVI		12820	Map: WILD	Culture: PREA Sitetype: CAMP, LAND
SM00438	200508	19S/22E/27	AR	SUMTER XVII		12820	Map: WILD	Culture: PREA Sitetype: CAMP, LAND
SM00439	200508	19S/22E/22	AR	SUMTER XVIII		12820	Map: WILD	Culture: PREA Sitetype: CAMP, LAND
SM00440	200509	19S/22E/22	AR	SUMTER XIX		12820	Map: WILD	Culture: PREA Sitetype: CAMP, LAND
SM00441	200510	19S/22E/22	AR	SUMTER XX		12820	Map: WILD	Culture: PREA Sitetype: CAMP, LAND
SM00442	200510	19S/22E/15	AR	SUMTER XXI		12820	Map: WILD	Culture: PREA Sitetype: CAMP, LAND
SM00443	200511	19S/22E/15	AR	SUMTER XXII		12820	Map: WILD	Culture: PREA Sitetype: CAMP, LAND
SM00444	200512	19S/22E/10	AR	SUMTER XXIII		12820	Map: WILD	Culture: PREA Sitetype: CAMP, LAND
SM00463	200712	21S/22E/7	RG	RICHLOAM RAILROAD	Eligib	15227	City: WEBSTER	RG Type: LINE, # Cntrib Resources:
SM00502	199711	19S/22E/25	SS	REICHARD-CARUTHERS HOUSE			1512 CENTRAL AVE, COLEMAN	Uses: RESI Built: C1900

13 site(s) evaluated; 13 form(s) evaluated. (11 AR, 1 RG, 1 SS)
Print date: 2/25/2010 11:14:30 AM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SM00437
SM00436
Lookout Tower
Oak Grove Cem
Sandpits
Spring
Creek
Jones
Sandpit
Sewage Disposal
STATE
PARKWAY
INTERCHANGE
SEABOARD
COAST
LINE
Coleman
Coleman Landing
Quarry
Cem
Spring
HAMMOCK
SPRING
WARM
PANASOFFKEE

EXHIBIT "E"

Exhibit E

Monarch Ranch
Compliance with Sumter County Comprehensive Plan

ELEMENT 1
HOUSING

Historic Structures

GOAL 4 – Sumter County shall preserve and protect the archaeological, historic, architectural and cultural resources of the County.

Objective 1.4.1 – The historically significant properties identified on Map 1-5 of this plan element shall be updated at least every five years when the Comprehensive Plan is updated. All historic sites shall be protected from existing and new development.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
No historically or archaeologically significant properties were identified on the amendment site. ***See Exhibit D.***

ELEMENT 3
CONSERVATION ELEMENT

GOAL 1 – Conserve, protect and mange the natural resources of Sumter County, to maintain the integrity of the natural systems within Sumter County, to ensure that resources are used efficiently yet maintaining the highest environmental quality possible.

Air Quality

Objective 3.1.1 – Sumter County shall maintain Florida Department of Environmental Protection standards for air quality.

Policy 3.1.1.1 – Sumter County recognizes air pollution potential as a significant factor in evaluating industry being attracted to the county. In the development review process, the County shall require new industry to demonstrate compliance with State and Federal air quality standards.

Policy 3.1.1.2 – In the development review process, Sumter County shall review the siting of industry with an air pollution potential. No development order will be issued without adequate reduction of said potential and/or appropriate buffer between the point of pollution and surrounding non-industrial neighborhoods.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
This development will comply with all State and Federal air quality regulations and standards.

Water Resources

Flood Plain

Objective 3.1.2 – The County shall retain in its land development regulations requirements to control loss of life and property in flood hazard areas. The County will protect flood storage and conveyance functions of the 100-year flood plain and flood storage areas by limiting development and fill activities consistent with the policies and standards in the Future Land Use Element.

Policy 3.1.2.3 – The County shall retain in its Flood Plain Ordinance the provision that any filling activity within the 100 year flood elevation must be mitigated by compensating storage on-site.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
As required by Sumter County's Floodplain Ordinance and by the Southwest Florida Water Management District, any filling within the 100 year flood elevation on-site will be properly mitigated by on-site compensating storage.

Surface Water

Objective 3.1.3 – Sumter County shall retain regulations to improve, maintain or restore surface water quality consistent with relevant Federal and State standards.

Policy 3.1.3.1 – The County shall maintain requirements and standards for on-site stormwater run-off and detention/retention for all new developments in its land development regulations. Stormwater standards shall include at a minimum, requirements for:

a. Setbacks from any major water body to preserve vegetation;
b. Post-development rates and pollutant loading must not exceed pre-development rates;
c. Best management practices consistent will state and federal recommended standards, to reduce pesticide and fertilizer run-off and soil erosion.
d. Policy 3.1.3.2 – The developer/owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
The stormwater management plan for this project will meet or exceed the requirements of the County, FDEP or the SWFWMD. All stormwater runoff will be retained on-site.

Wetlands

Objective 3.1.9 – Sumter County shall continue to require conservation of the water resources of the county. Sumter County will not issue any development permits which as inconsistent with the plan or Southwest Florida Water Management District water conservation rules/policies.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
All SWFWMD water conservation rules applicable to the development of this project will be followed.

Soil Erosion

Objective 3.1.10 – Sumter County shall reduce soil erosion which may result from roadway construction and land development by incorporating use of best management practices in development orders.

Policy 3.1.10.1 – Sumter County shall not issue any development orders that do not incorporate best management practices for the control of soil erosion.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
Best Management Practices for the control of soil erosion will be implemented as standard operating procedure for development within the amendment area. Best management practices will be incorporated during construction of the site to limit potential soil erosion.

Flora and Fauna

Objective 3.1.12 – The County shall retain in its land development regulations requirements to conserve and protect endangered, threatened and rare species of flora and fauna. No development order will be issued which results in destruction of specimens of such species.

Objective 3.1.13 – The County shall retain in its land development regulations requirements to conserve native vegetative communities including forests. In the interim no development order will be issued which results in the destruction of unique or extensive areas of native vegetation communities.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
The entire site was analyzed for the likely presence of listed species (endangered threatened rare or of special concern) by BDA Environmental Consultants using protocols accepted by the Florida Fish and Wildlife Conservation Commission (FFWCC) and the US Fish and Wildlife Service (USFWS). ***See Exhibit C.***

ELEMENT 4
UTILITIES

Potable Water

GOAL 4.1 – To assure through appropriate measures that an adequate supply of potable water is available to meet the needs of present and suture residents of Sumter County.

Objective 4.1.1 – Sumter County shall insure that potable water systems in Sumter County are designed and constructed consistent with sound water management practices and facilitate coordination of water management, water quality and land use planning.

Policy 4.1.1.2 – Sumter County hereby adopts the following LOS standards for potable water system capacity design:

a. The average daily flow rate shall be 169 gallons per capita per day;
b. Maximum day flow rate shall be calculated as 2.3 times the average daily flow rate; and
c. Peak Hour flow rate shall be calculated as 3.5 times the average daily flow rate.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
This project will be served with potable water by the City of Wildwood. A utility service letter has been requested and upon receipt will be forwarded to the County as a supplement to this application. ***See the letter to the City of Wildwood included in Exhibit A.***

Objective 4.1.3 – Sumter County shall continue to require conservation of the water resources of the County. Sumter County will not issue any development permits which are inconsistent with the Plan or Southwest Florida Water Management District water conservation rules/policies.

Policy 4.1.3.3 – Sumter County will establish and utilize potable water conservation strategies and techniques, such as:

a. Require water-saving plumbing fixtures in accordance with Section 553.14, F.S.
b. Encourage, and possibly require, the use of treated wastewater for irrigation purposes.
c. Encourage the use of xeriscape landscaping.
d. Conduct educational programs on conservation of water.
e. Adopt construction standards to minimize leaks in water systems.
f. Require mining applicants to demonstrate need for quantities to be pumped.
g. Appoint a county employee to be responsible for water conservation strategies and techniques.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
Where it is feasible and applicable, buildings within the development will be constructed with water saving plumbing fixtures. Wherever practical, xeriscape concepts will be employed in the landscaping plan.

Sanitary Sewer

GOAL 4.2 – Assure that adequate wastewater disposal services are provided to present and future residents of Sumter County in an economic and environmentally sound manner.

Objective 4.2.1 – The County shall continually monitor the need for sanitary sewer facilities and upon determination of need for expansion or increase in capacity, shall plan, develop, and institute corrective measures.

Policy 4.2.1.4 – The County shall require mandatory hookups in any established sewer and water service districts.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
No permanent septic tanks are proposed for use within the development. The City of Wildwood will provide wastewater treatment to the subject property. A utility service letter has been requested and upon receipt will be forwarded to the County as a supplement to this application. ***See the letter to the City of Wildwood included in Exhibit A.***

Solid Waste

GOAL 4.3 – To provide solid waste disposal facilities adequate to meet the needs of Sumter County residents.

Objective 43.1 – Sumter County shall maintain a solid waste composting and recovery facility to meet the solid waste disposal needs of Sumter County through the year 2010.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
A letter has been requested from the Sumter County Public Works Department. A service letter will be provided to the County upon receipt.

Drainage

GOAL 4.4 – Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters.

Objective 4.4.1 – The County shall retain in its Land Development Regulations recognized standards in the design and construction of stormwater drainage systems. No Development Order shall be issued for a project that does not meet the drainage level of service standards in Policy 4.4.1.2.

Policy 4.4.1.2 – Sumter County hereby adopts the following LOS for stormwater quantity for all new development and redevelopment: The minimum amount of stormwater required to be retained on developed property shall be the difference in pre-development and post-development runoff for a 25-year, 24-hour storm event in this area.

Policy 4.4.1.3 – Sumter County hereby adopts the following level of service for stormwater quality for all new development and redevelopment: All stormwater treatment and disposal facilities shall be required, as a minimum, to meet the design and performance standards established in Chapter 62-25 F.A.C., with treatment of the first inch of runoff on-site to meet water quality standards required by Chapter 62-65 F.A.C.

In addition, stormwater discharge facilities must be designed and constructed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-65, F.A.C.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
The development will meet the stormwater standards outlined in Policies 4.4.1.2 and 4.4.1.3 above. All stormwater will be retained on-site.

Natural Groundwater Aquifer Recharge

GOAL 4.6 – The functions of the natural groundwater aquifer recharge areas within the County will be protected and maintained.

Objective 4.6.1 – Upon adoption of this Plan, Sumter County will protect the quantity of aquifer recharge.

Policy 4.6.1.1 – Stormwater management systems shall be designed to maintain historic levels of aquifer recharge.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
The development's stormwater management system will be designed using the design standards required in the County land development regulations to insure adequate aquifer recharge.

ELEMENT 6
TRAFFIC CIRCULATION

GOAL 6.1 – To provide for a safe, convenient and efficient traffic system for Sumter County.

Objective 6.1.2 – Sumter County shall maintain an appropriate LOS on County maintained roads.

Policy 6.1.2.6 – Land Development Regulations shall be maintained which require:

a. land use densities will be compatible with existing and proposed Levels of Service; .

b. adequate traffic facilities are available to s erve the proposed development in accordance with the adopted Level of Service standard;

c. issuance of development permits are conditioned on the availability of traffic facilities necessary to serve the proposed development.

d. In reviewing development proposals, the County shall analyze intermediate road sections to determine LOS deficiencies and to examine intersection deficiencies.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN
See the Traffic Analysis attached as Exhibit B.

ELEMENT 7
FUTURE LAND USE

Goal 7.1 – To direct development to those areas which have in place or have agreements to provide the land and water resources, fiscal abilities and the service capacity to accommodate growth in an economic and environmentally acceptable manner.

Land Development Regulations

Objective 7.1.1 – Future growth and development will be managed through the preparation, adoption, implementation, and enforcement of land development regulations.

Policy 7.1.1.2 – Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following land use categories, and standards for densities and intensities.

ANALYSIS OF CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed land use change will not adversely affect surrounding properties. The subject property resides in an area suitable for urban land uses and is in close proximity to the Willard Peebles Industrial Park, the Lee Capital Industrial Park and other industrial zoned land located to the south. With the provision of urban services and adequate levels of infrastructure currently in place this amendment is appropriate for this property.

Industrial Development

Policy 7.1.2.16 – Industrial locations shall be provided along railroad corridors and the I-75 corridor (especially near interchange locations) on sites that have no environmental constraints or have provided mitigation for those constraints through existing or proposed public services and utilities. Other locations may be considered for industrial uses upon a showing of suitability and need.

Policy 7.1.2.17 – The amendment of the comprehensive plan to convert land to the industrial land use category shall be based on the following criteria"

a. A demonstrated need for additional industrial land
b. A demonstration that the need for industrial land cannot be met by existing industrial sites; and
c. A demonstration that the necessary facilities and services are available to support industrial land use

ANALYSIS OF CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed amendment to Industrial is consistent and compatible with adjacent land uses and is located along both the railroad and I-75 corridors. As illustrated in Exhibit F, there is a need for additional industrial land use in Sumter County. The property is located adjacent to existing Industrial and Commercial FLUM designations and therefore this amendment is a logical extension of these uses.

Wellfields and Aquifer Recharge

Objective 7.1.13 – Sumter County shall protect potable water wellfields and aquifer recharge areas from adverse impacts of development.

ANALYSIS OF CONSISTENCY WITH THE COMPREHENSIVE PLAN

No potable water wells will be located on the property nor will this project adversely affect any aquifer recharge areas.

Hazardous Waste

Objective 7.1.15 – Sumter County shall insure that the air, water, vegetative and human resources of the County are protected from environmental damage resulting from the generation, storage, transfer, treatment or disposal of hazardous or biohazardous waste and petroleum contaminated soil.

ANALYSIS OF CONSISTENCY WITH THE COMPREHENSIVE PLAN

No hazardous waste will be generated on site.

EXHIBIT "F"

Exhibit F

Comprehensive Plan Amendment Justification
Need for Additional Industrial Land Use

The Sumter County Future Land Use Map depicts the approximately 2,975 acres of agricultural land. The subject property is immediately adjacent to the County's Urban Development Area on the north, east and south boundaries and I-75 on the west boundary. This amendment proposes to re-designate the Sumter County Future Land Use Map to depict the subject property as "Industrial." In summary, this amendment will change the land use of 2,975 acres of agricultural land to Industrial. A text amendment to the Future Land Use Element is also applied for to limit the amount of industrial square footage being applied for.

The need for additional industrial land is apparent. Page 4 of the "Sumter County Today: Community Profile (attached) states that industrial uses account for only 1% of the County's Future Land Use Map's designations. While there are other sites in the county deemed available for industrial development, particularly those south of CR 470 and south of the City of Coleman, they may not be ideal for industrial use.

The vacant industrial land in the CR 470 area is concentrated around the County's Solid Waste Transfer station and would not accommodate an attractive industrial park. The existing vacant land around the City of Coleman is not viable for a development of this size due to both access and parcel size issues.

This site is appropriate for industrial use for the following reasons:

- In close proximity to the Willard Peebles Industrial Park a developed Industrial Park in Wildwood and the Lee Capital Industrial Park
- Existing infrastructure and facilities are sufficient and in place to meet the needs of this development
- Attractive location in terms of accessibility of transportation (SR 44, US 301, I-75, Florida Turnpike and the CSX Railroad Line)
- Consistent with the results of the 2008 Visioning Sessions

The need for additional Industrial lands within Sumter County was recognized during the County's recent "Sumter 2030" Visioning Sessions. Attached are excerpts of the results of the interactive surveys conducted during the 4 sessions from April 10, 2008 to April 15, 2008. The results of the surveys showed both the want and need for economic development and the creation of more jobs. This site is located in close proximity to site "A" (excerpt pages 49).

The Villages DAILY SUN Online Edition

Tuesday May 13, 2008

Villages

Workshop focuses on Sumter's future goals

By DAVID R. CORDER, DAILY SUN

THE VILLAGES — The consensus view on the future of Sumter County appeared to emerge quickly Thursday.

Preserve the county's natural resources, create a more vibrant local economy that produces quality jobs, and change the perception about its public education system for the betterment of all citizens.

At least that seemed the consensus of about 70 residents, business representatives and government officials who met at Colony Cottage Recreation Center for the first of four Sumter 2030 community visioning workshops.

The interest in the first session impressed David Gildersleeve, a Tampa-based executive vice president with Wade Trim Group Inc., who moderated the workshop.

"It's a very articulate group," said Gildersleeve, whose Detroit-based company contracted with the Sumter County Commission to manage the workshops, survey residents and produce a Sumter 2030 vision report. "I know we have a diverse audience here."

The morning session was the first of two meetings Thursday in The Villages, with two more sessions scheduled at 9 a.m. and 7 p.m. Tuesday at the Sumter County Agricultural Center in Bushnell.

It is a process aimed at accomplishing the following goals published by the contractor on the Sumter 2030 Web site (sumter2030.com):

- Establish a 20-year visioning plan that relies on input from a cross-section, geographical representation of the county's population.
- Create compatible planning processes between the county and its five incorporated cities.
- Integrate the cities' planning and visioning efforts into the county's plans.
- Provide input useful for the county's state-mandated Evaluation and Appraisal Report and Long-Term

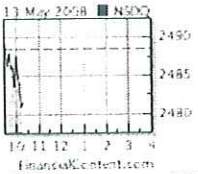
Comprehensive Plan Update.

"This is to get a clear vision of what (residents) would like the county to look like, feel like and what they want it to be in 2030," Gildersleeve said. "The more people that are here, the easier it will be to form that vision."

The workshop exercises elicited thoughtful recommendations from groups such as Table No. 8, which included Villagers Bill and Anne Logan, Liberty Park; Joan Sullivan, Sunset Pointe; Mary Davis, Caroline; David Lawrence, Largo; and Wildwood businesswoman Diana Couillard.

In the first exercise, for instance, the Wade Trim team asked all the groups to form a consensus statement on what they would like to preserve in Sumter County.

The group at Table No. 8 quickly crafted a position statement that corresponded with nearly all



NSDQ	2484.82
-3.67	(-0.15%)
NYSE	9388.29
-29.68	(-0.32%)
S&P 500	1402.11
-1.47	(-0.10%)
AMEX	2339.50
-18.95	(-0.80%)
RUS 2K	731.84
-1.39	(-0.19%)
Crude Oil	124.34
+0.11	(+0.09%)
30YR Yield	4.58
+0.06	(+1.33%)

Quotes delayed at least 20 mins.

Market Summary

Market Movers

My Watchlist

the other groups in the meeting hall.

That statement read: "Agreed to maintain and preserve the Green Swamp and other environmentally sensitive land intact, which would protect our aquifer and water supply."

Such consensus building is an important process for the county, said Joe Santoro, a Village of Bridgeport at Lake Miona resident.

"We support this process," said Santoro, who serves on the board of the Sumter County Chamber of Commerce. "If they do this right, I believe we could have the best county in the United States."

David R. Corder is a reporter with the Daily Sun. He can be reached at 753-1119, ext. 9066, or at david.corder@thevillagesmedia.com.

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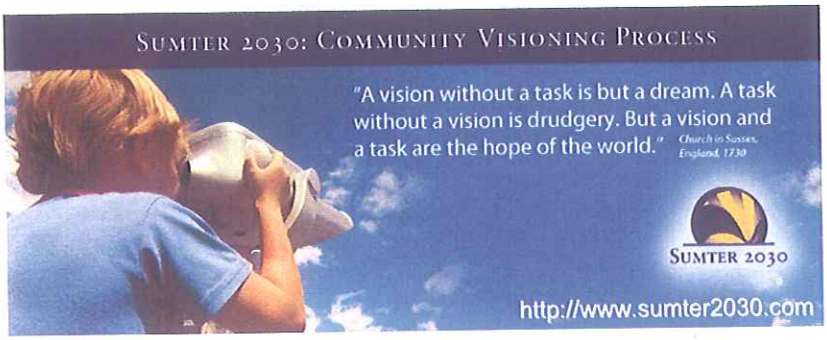


Sumter County Today: Community Profile

Section 3

WADETRIM

SUMTER 2030

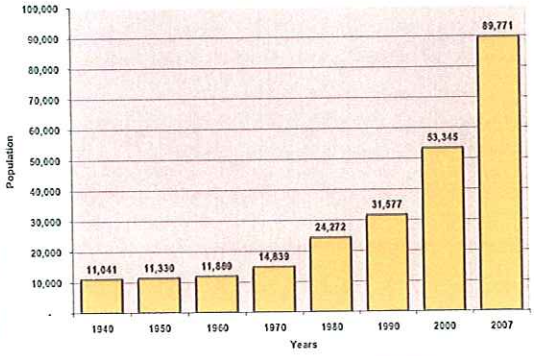
Context

- Over 580 square miles
- Large conservation areas: Withlacoochee State Forest, portion of the Green Swamp, etc.
- Valuable transportation corridors: I-75, Turnpike, U.S. 301, S.R. 44, etc.
- Cities: Wildwood, Coleman, Bushnell, Center Hill, and Webster

WADETRIM

SUMTER 2030

Demographics (2007)



Source: University of Florida, Bureau of Economic and Business Research (BEBR), Florida Statistical Abstract 2007

- Ranks #2 in population change (68.3%) in the State from 2000-2007
- Approx. 31% of the population is over 65 years of age. From this age group, 54.2% is between 65 and 74 years of age.
- Nearly 90% of the population lives in unincorporated area
- Population projection for 2030 is approximately 144,000

WADETRIM

SUMTER 2030

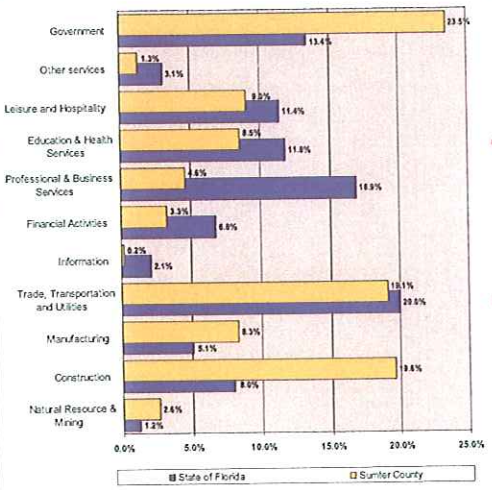
Natural Environment

- Approximately 33% of the land area is dedicated to agricultural uses
- 29% of the land area consists of wetlands
- Upland forest comprises 22% of the land area
- Withlacoochee River and Lake Panasoffkee designated as Outstanding Florida Waters
- Many areas of significant environmental resources and habitat

WADETRIM

SUMTER 2030

Economics



Source: Florida Legislature, Office of Economic and Demographic Research, 2007

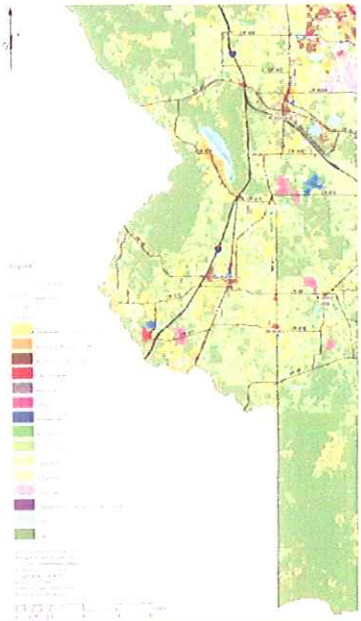
- Major employment sectors: Government, Trade, Transportation and Utilities, and Construction.
- Annual average wage for all industries in Sumter County for 2006 was $30,842; 25% lower than the statewide average
- Median household income in 2004 was $37,523; 9% below the statewide average.
- In 2004, approx. 12.5% of the population was at or below the poverty rate; slightly above the statewide average of 11.9%

WADETRIM

SUMTER 2030

Existing Land Use

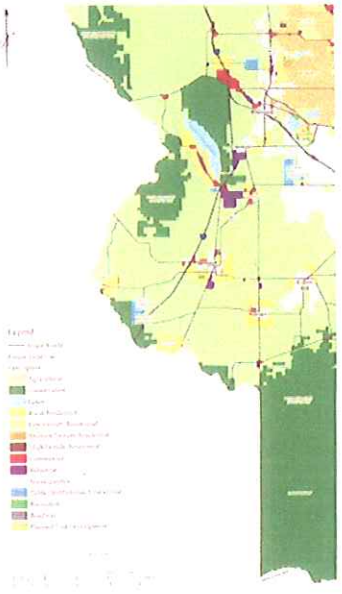
- 11% of the County's land is urbanized
- Residential uses represent over 7% of the County's land cover
- Residential density is primarily low density with the exception in the northeast and around/in cities
- Commercial and Industrial uses represent < 1% of the County's land cover



WADETRIM

Future Land Use

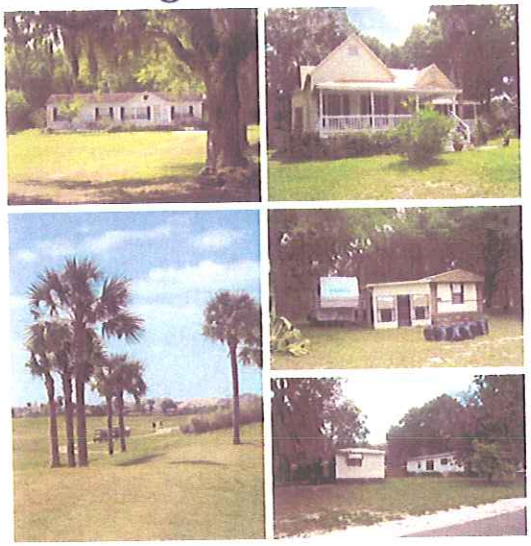
- Future Land Use Map shows large areas of agricultural lands and other natural resources (84% of future land uses)
- Residential accounts for nearly 5% of future land uses (Over 60% is Rural Residential – 1du/acre)
- Planned Unit Development (5%) nearly completely located in The Villages
- Primary designations for Industrial uses are south of Coleman and Bushnell and intersection of I-75 and C-470 (1%)
- Designation for Commercial uses primarily along major corridors (1 %)



SUMTER 2030

WADETRIM

Housing



- Single family residential accounts for almost 60% of the housing stock
- Mobile homes constitute approximately 38% of the housing stock
- Over 87% of housing units are owner occupied. Ownership is over 24% higher than the statewide average
- Cost of owning a house is 18% lower than the statewide average
- 21% paid more than 30% of their income for housing
- 9% of the households pay more than 50% of their income for housing

SUMTER 2030

WADETRIM

Transportation

- Major transportation corridors providing easy access to all areas of the State. Interstate 75, U.S. Highway 301, State Road 44, State Road 50, State Road 44 and the Florida Turnpike.
- Railroad CSX
- Two major international airports (Tampa and Orlando).

SUMTER 2030

WADETRIM

SUMTER 2030

Interactive Survey:

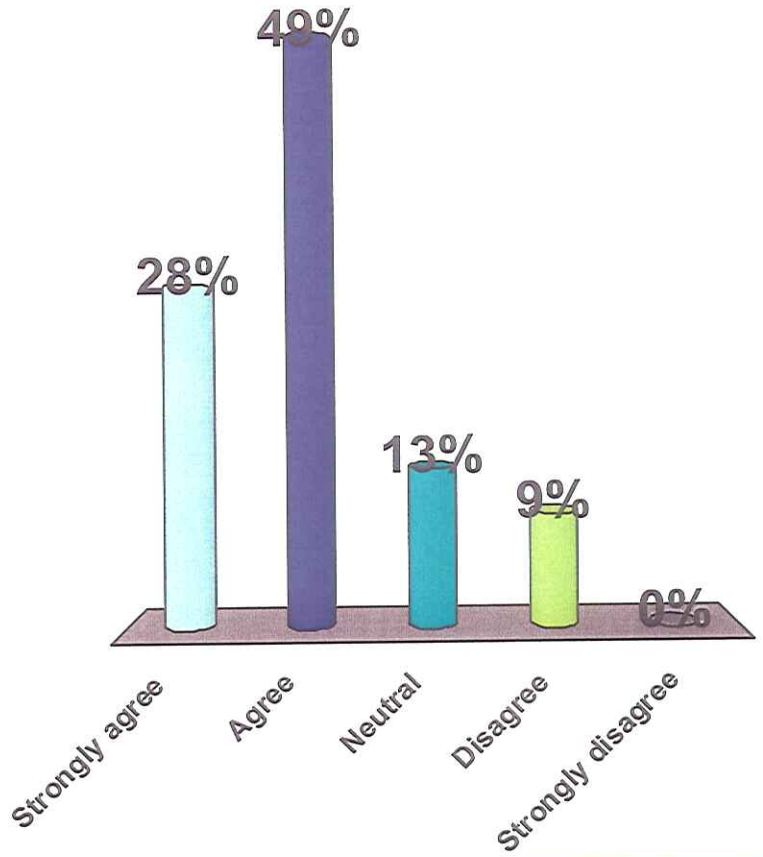
Your Sumter Vision

Colony Cottage Recreation Center
The Villages, FL
April 10, 2008
9:00 am

SUMTER 2030

Should future residential, employment and retail development in the County and the cities occur in mixed-use town centers and near intersections of major roadways?

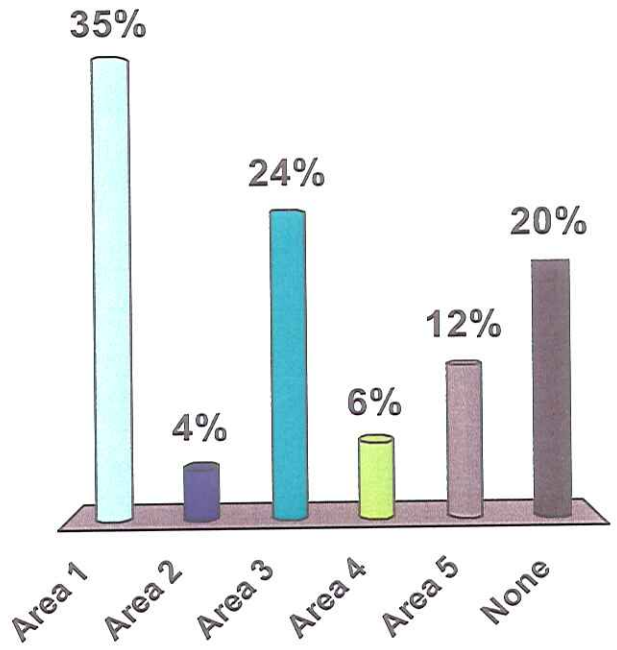
1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly disagree

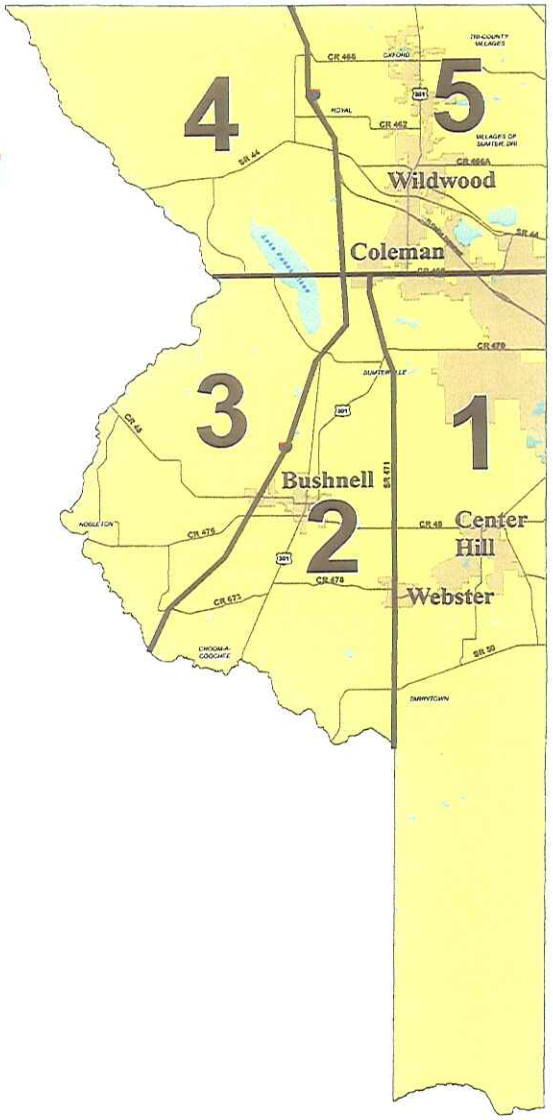


SUMTER 2030

Looking at the map, which is the most important area to maintain rural character

1. Area 1
2. Area 2
3. Area 3
4. Area 4
5. Area 5
6. None

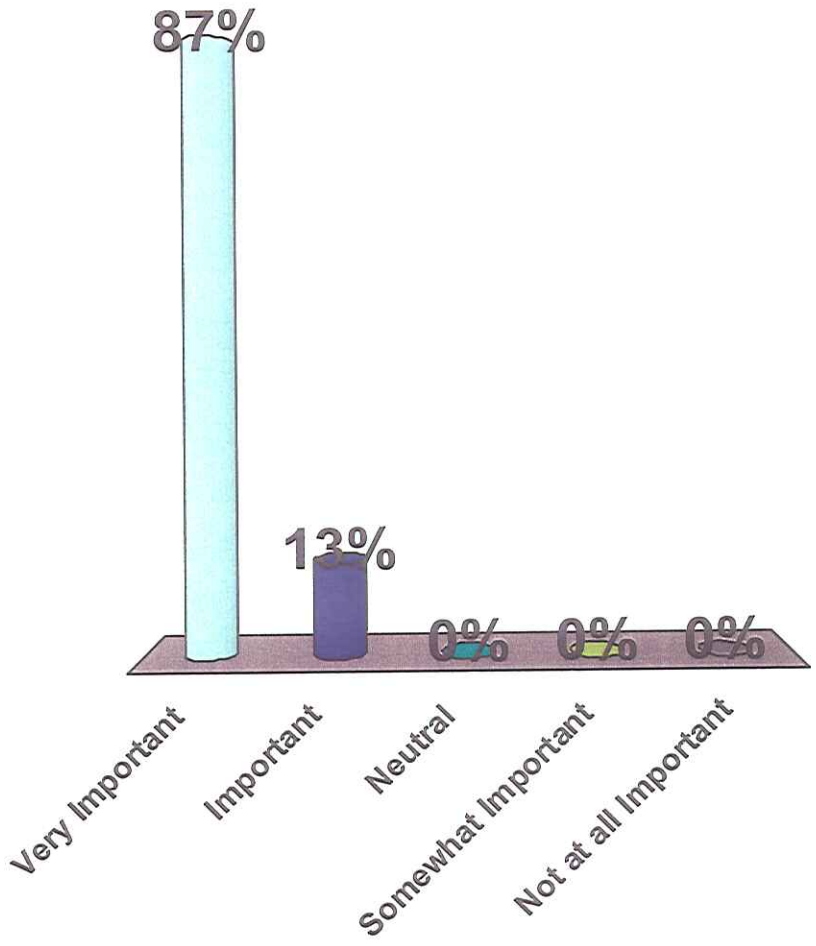




SUMTER 2030

How important is it to diversify/expand Sumter's economy?

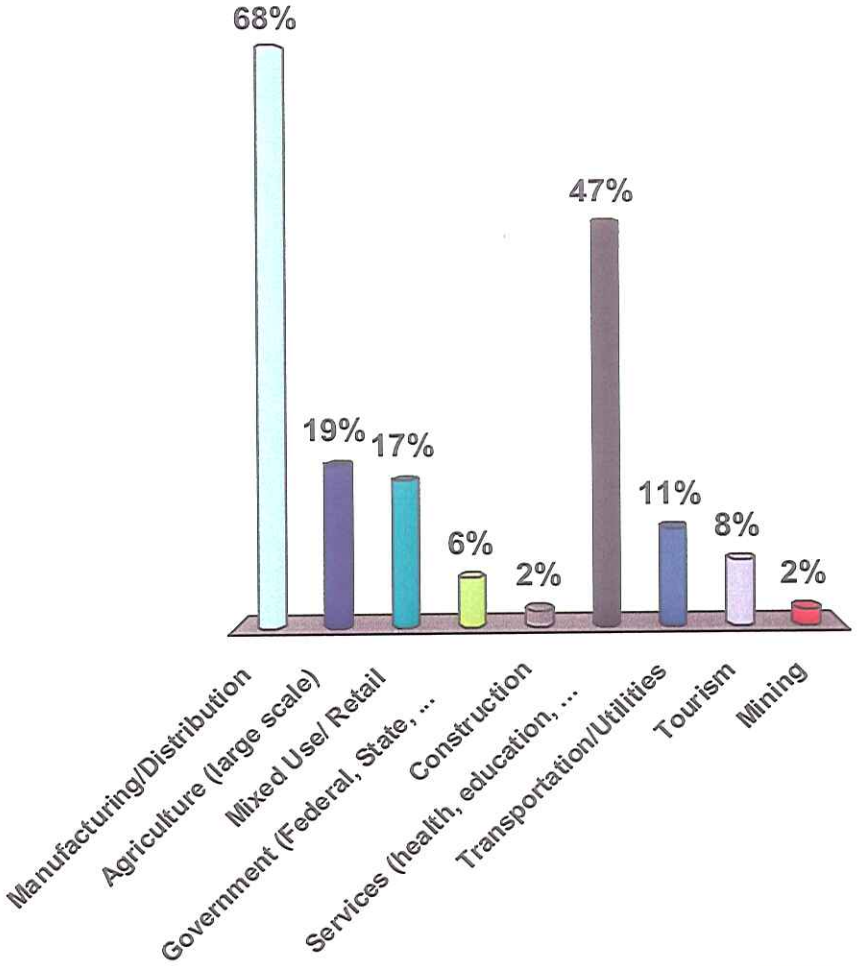
1. Very Important
2. Important
3. Neutral
4. Somewhat Important
5. Not at all Important



SUMTER 2030

Select **two** economic sectors that you think should be the major economic bases for Sumter County in 2030:

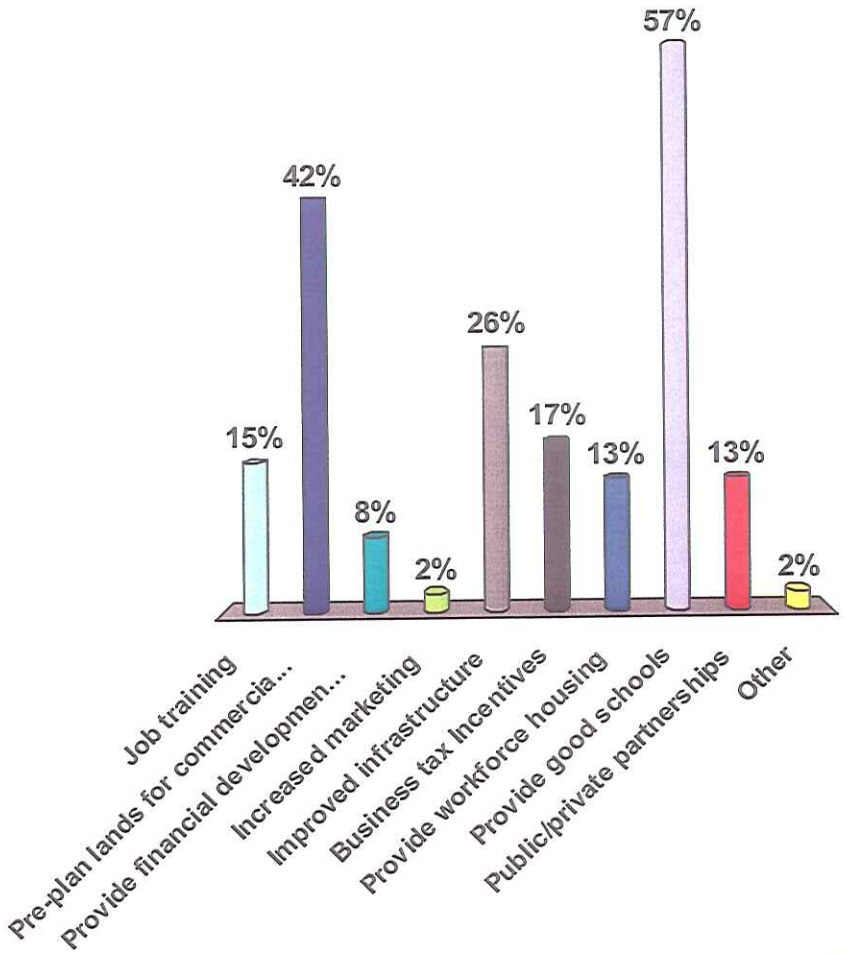
1. Manufacturing/Distribution
2. Agriculture (large scale)
3. Mixed Use/ Retail
4. Government (Federal, State, Local)
5. Construction
6. Services (health, education, others)
7. Transportation/Utilities
8. Tourism
9. Mining



SUMTER 2030

Select two of the listed items which should play a key role in the economic future of Sumter County:

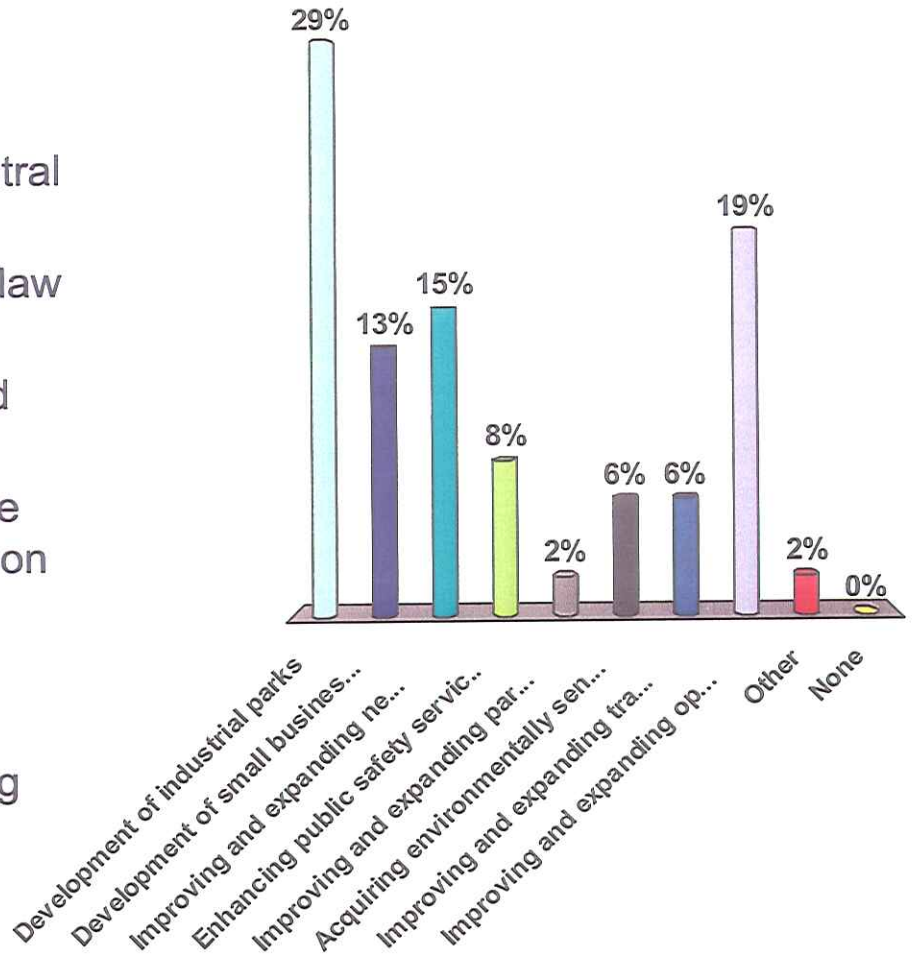
1. Job training
2. Pre-plan lands for commercial/industrial development
3. Provide financial development assistance
4. Increased marketing
5. Improved infrastructure
6. Business tax Incentives
7. Provide workforce housing
8. Provide good schools
9. Public/private partnerships
10. Other



SUMTER 2030

Upon which one area would you like the County and cities to focus its resources for economic development?

1. Development of industrial parks
2. Development of small business incubator sites
3. Improving and expanding new central water and sewer services
4. Enhancing public safety services (law enforcement/fire/EMS)
5. Improving and expanding park and recreation and cultural facilities
6. Acquiring environmentally sensitive lands for protection and preservation
7. Improving and expanding transportation
8. Improving and expanding opportunities for workforce housing
9. Other
10. None



Looking at the map, select **two** locations where you feel that industrial development should be encouraged

1. Site A
2. Site B
3. Site C
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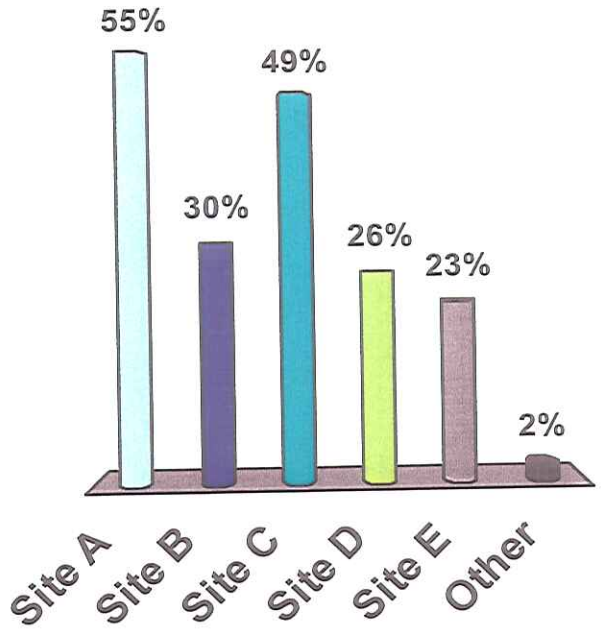
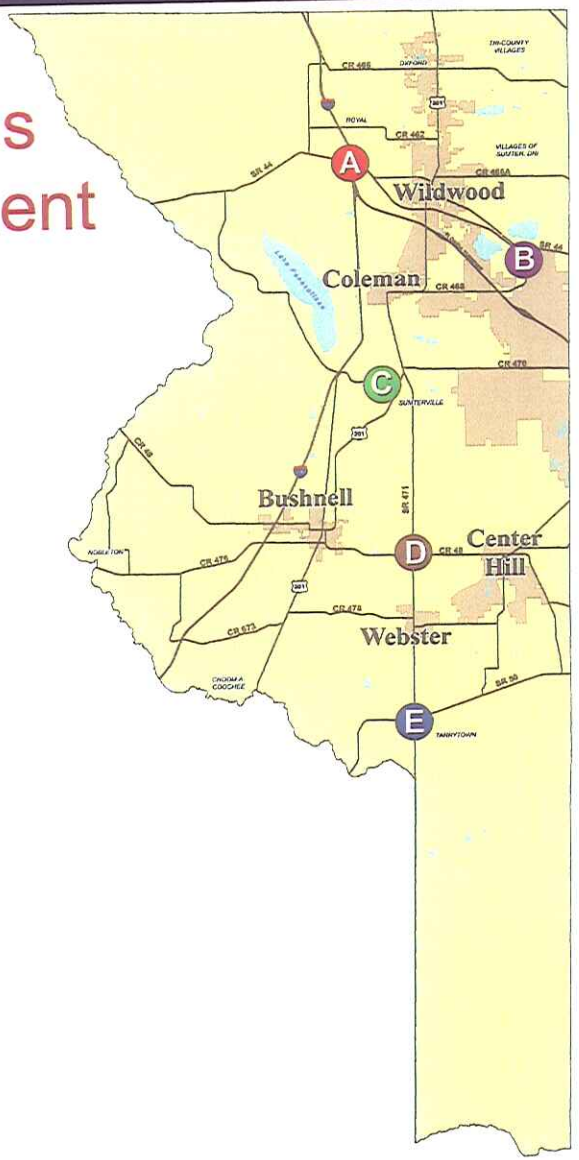
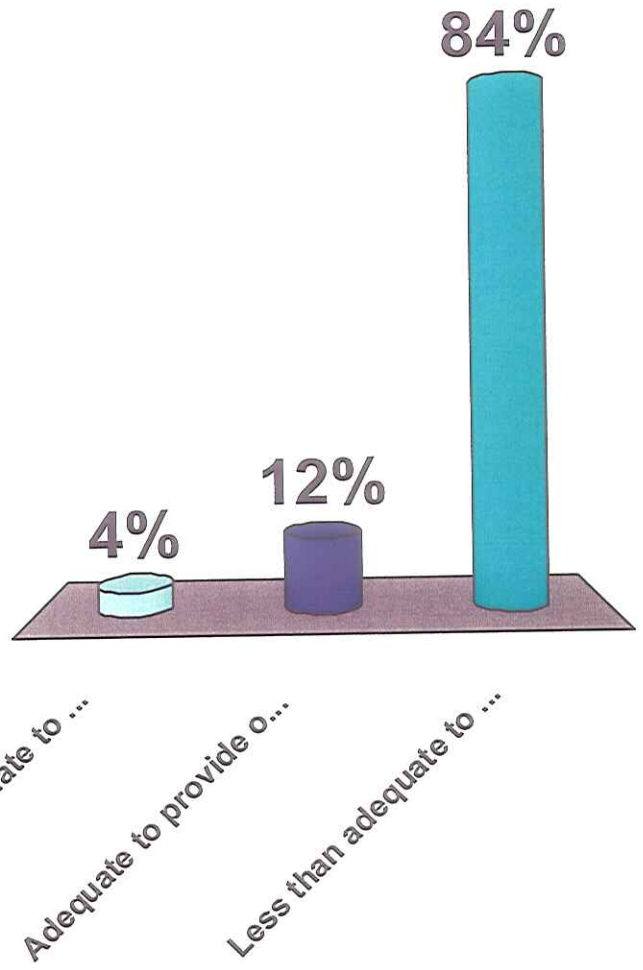
6. Other





Job opportunities in the County are:

1. More than adequate to provide opportunities for work
2. Adequate to provide opportunities for work
3. Less than adequate to provide opportunities for work



There are excellent opportunities for a student to find employment within the County after they complete high school and/or college.

1. Strongly agree
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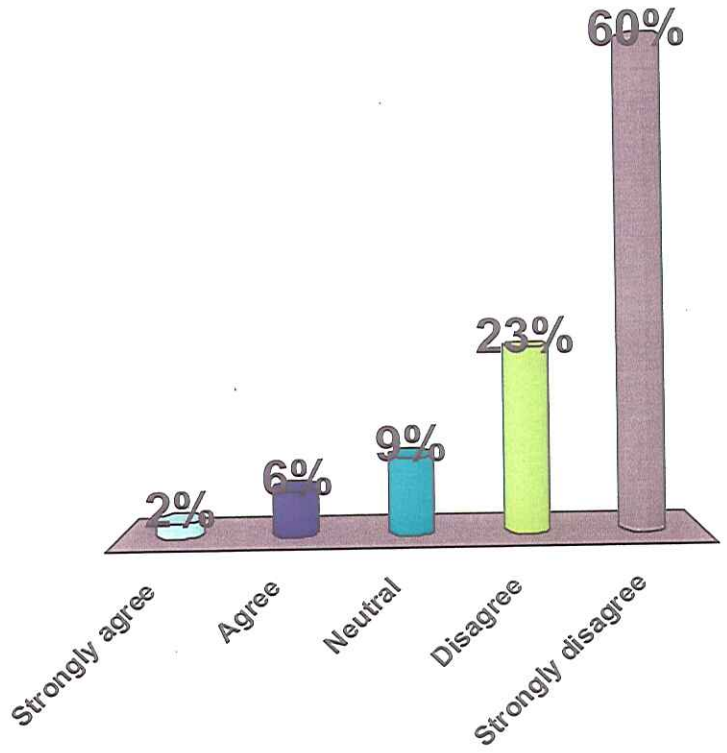
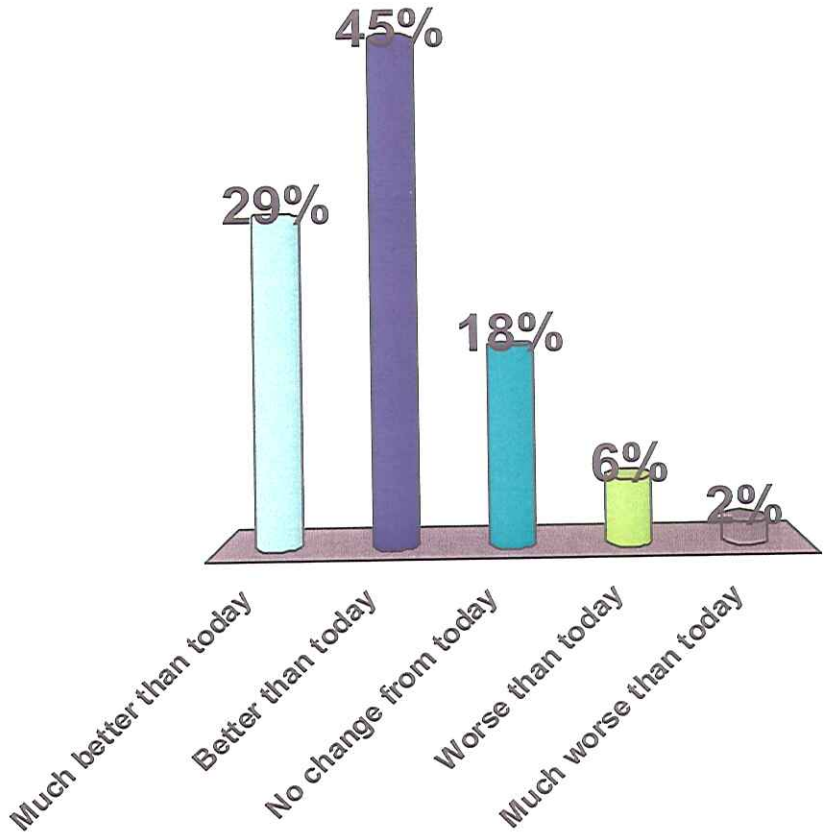


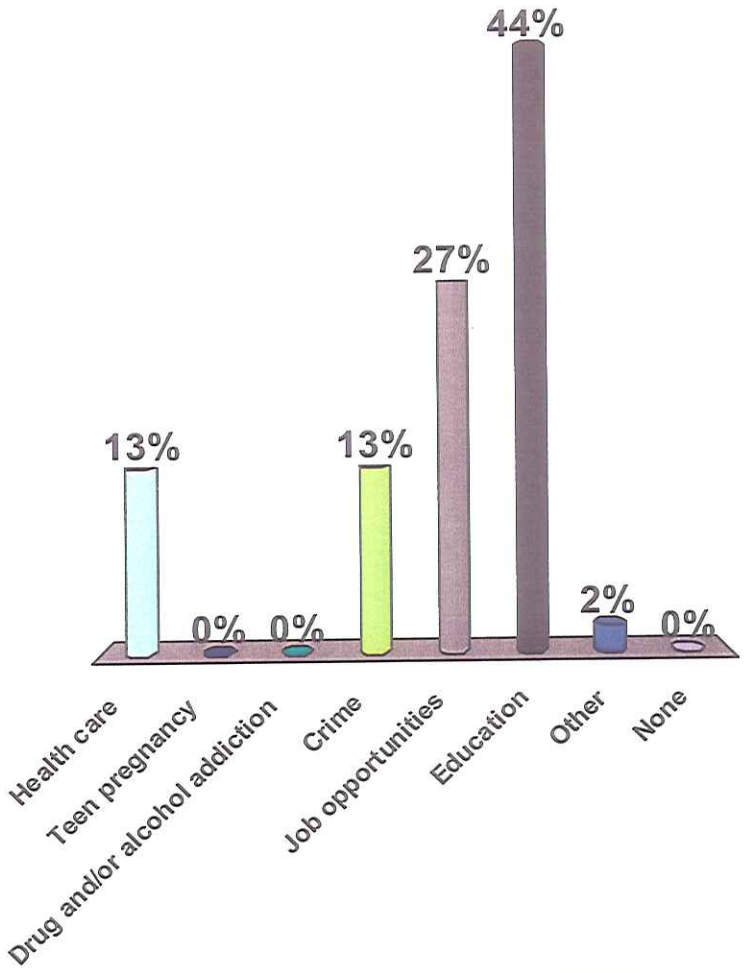
What is your opinion of the future job opportunities in Sumter County in 2030?

1. Much better than today
2. Better than today
3. No change from today
4. Worse than today
5. Much worse than today



My top social concern for this County is:

1. Accessible and affordable health care
2. Teen pregnancy
3. Drug and/or alcohol addiction
4. Crime
5. Job opportunities
6. Education
7. Other
8. None



SUMTER 2030

Interactive Survey:

Your Sumter Vision

Colony Cottage Recreation Center

The Villages, FL

April 10, 2008

7:00 pm

SUMTER 2030

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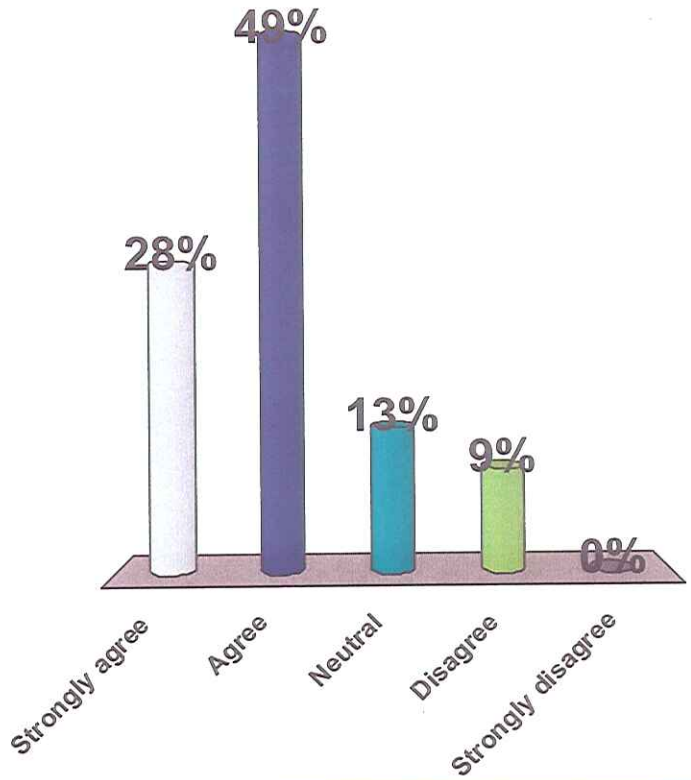

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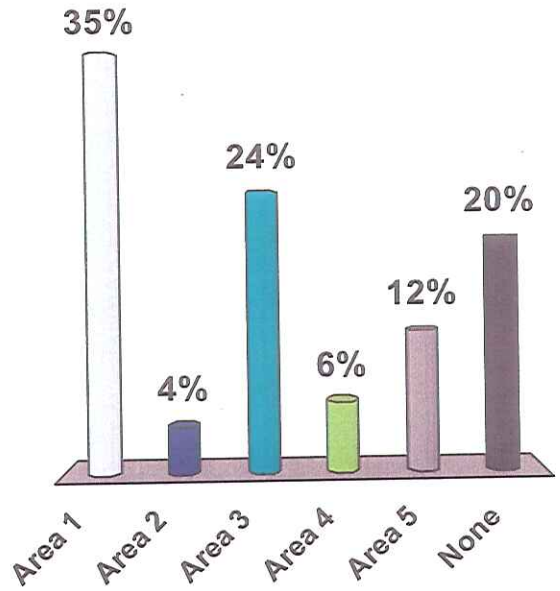

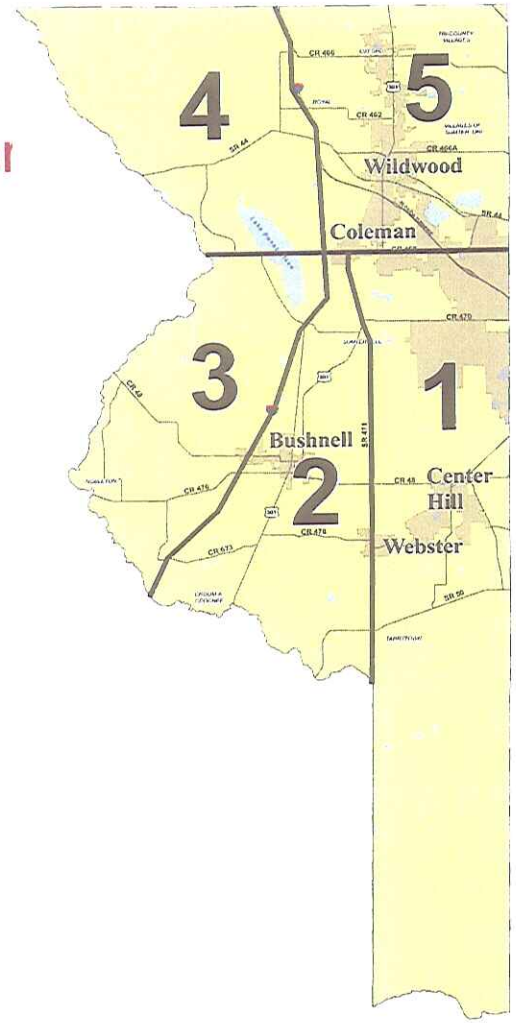

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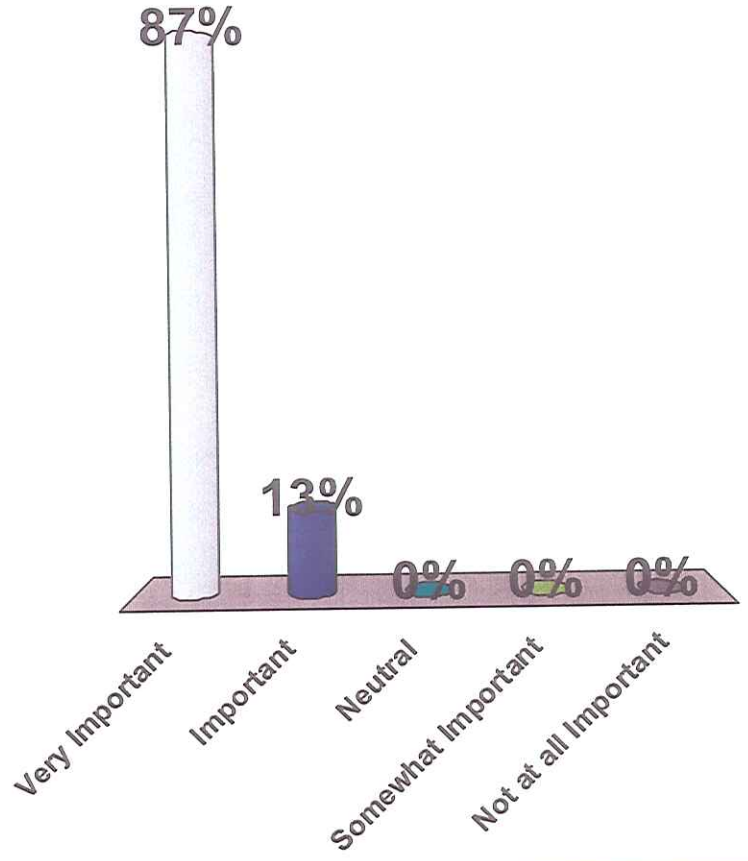

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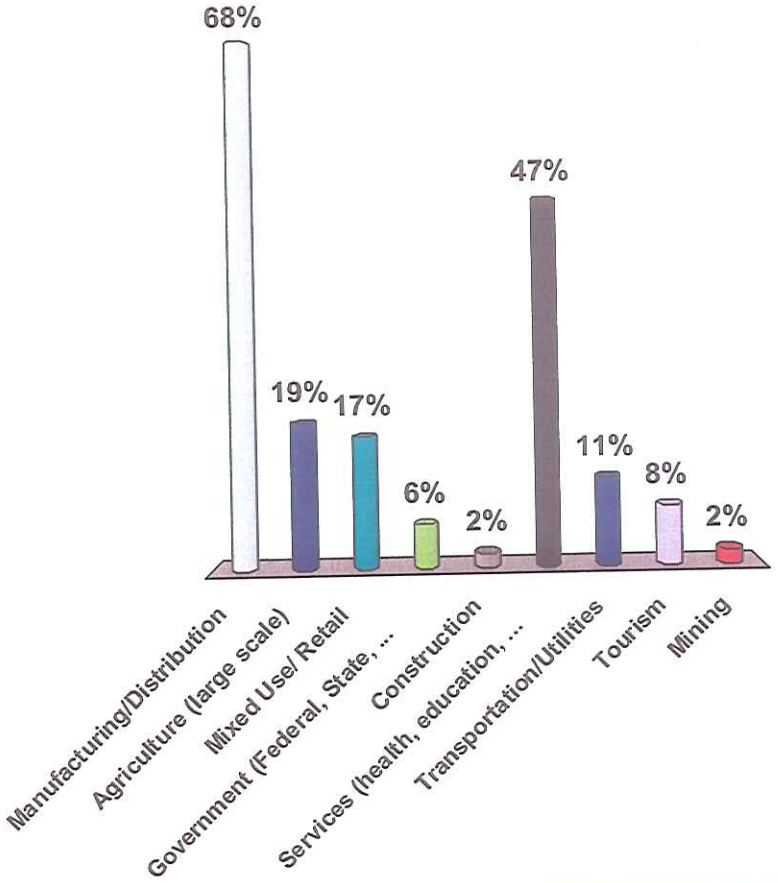

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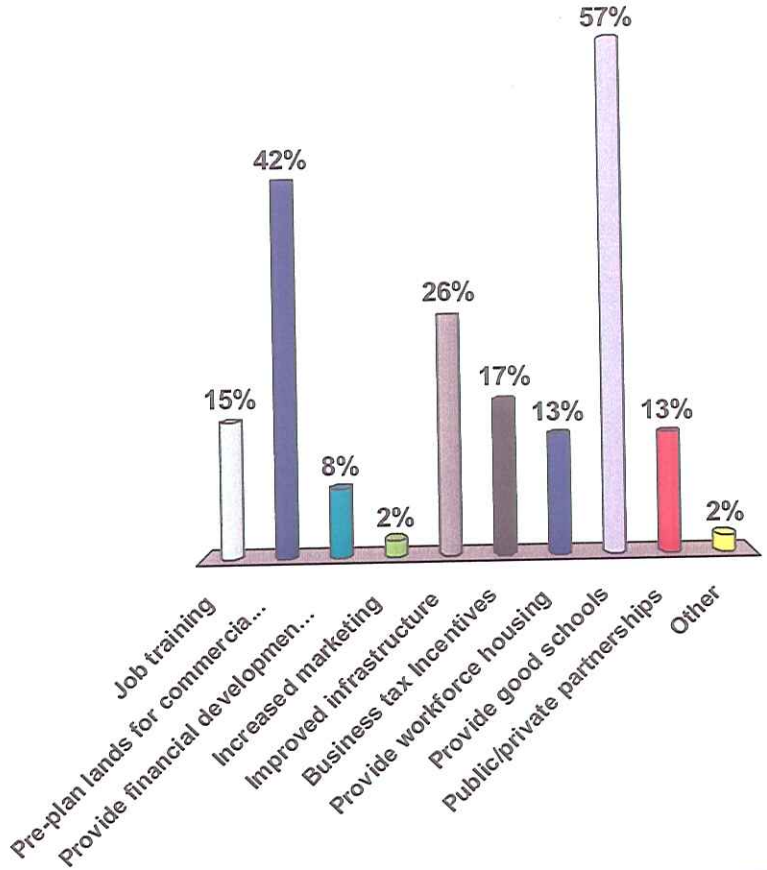

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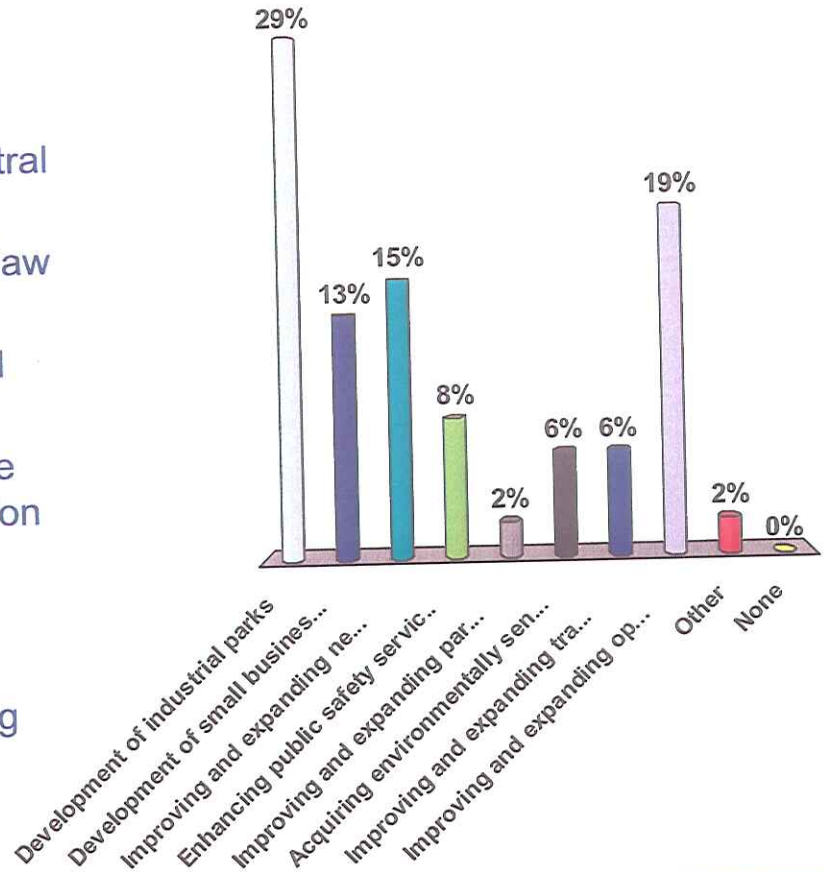

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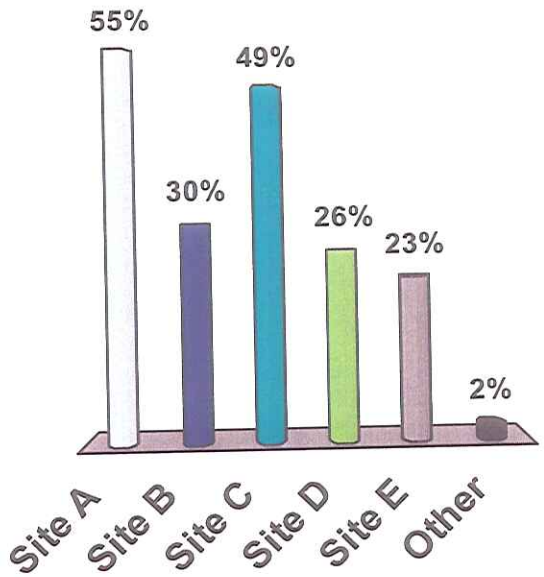

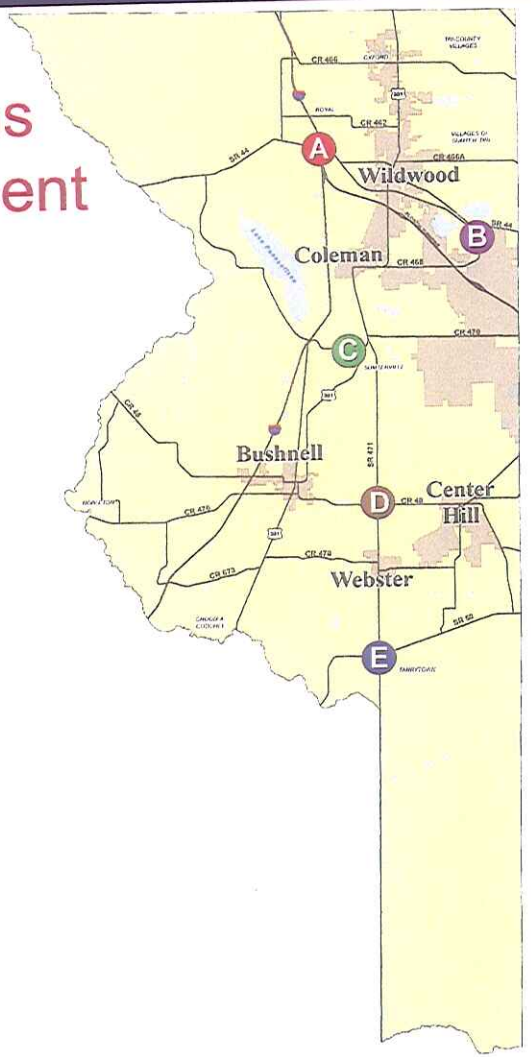

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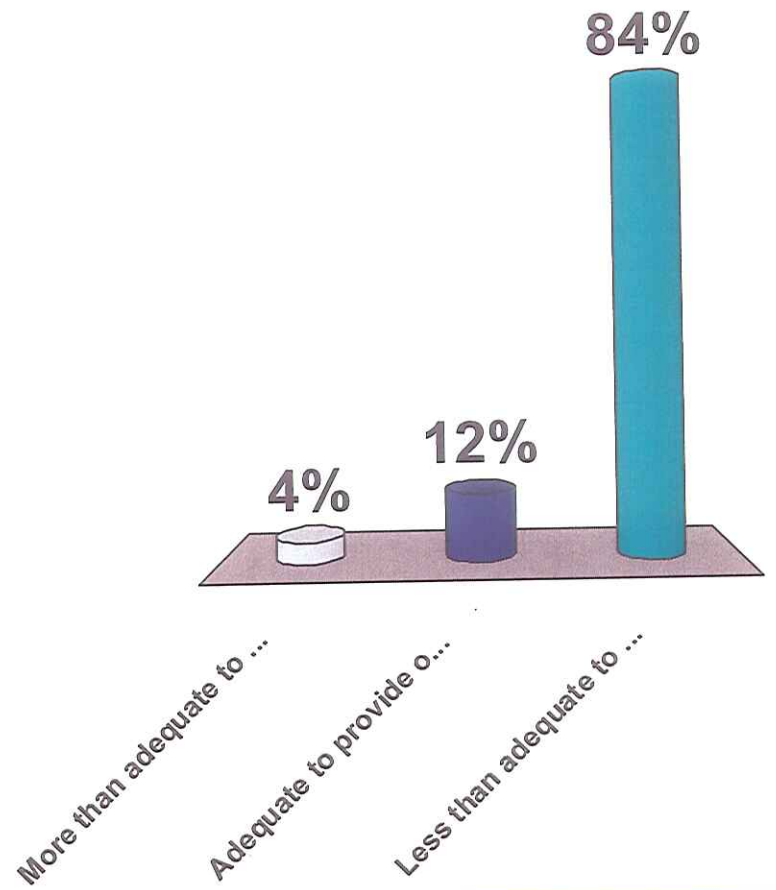

SUMTER 2030

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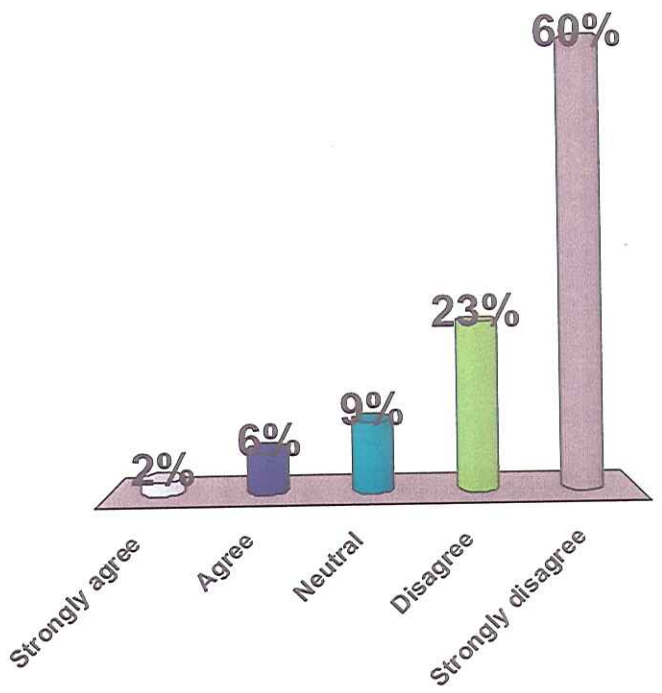

SUMTER 2030

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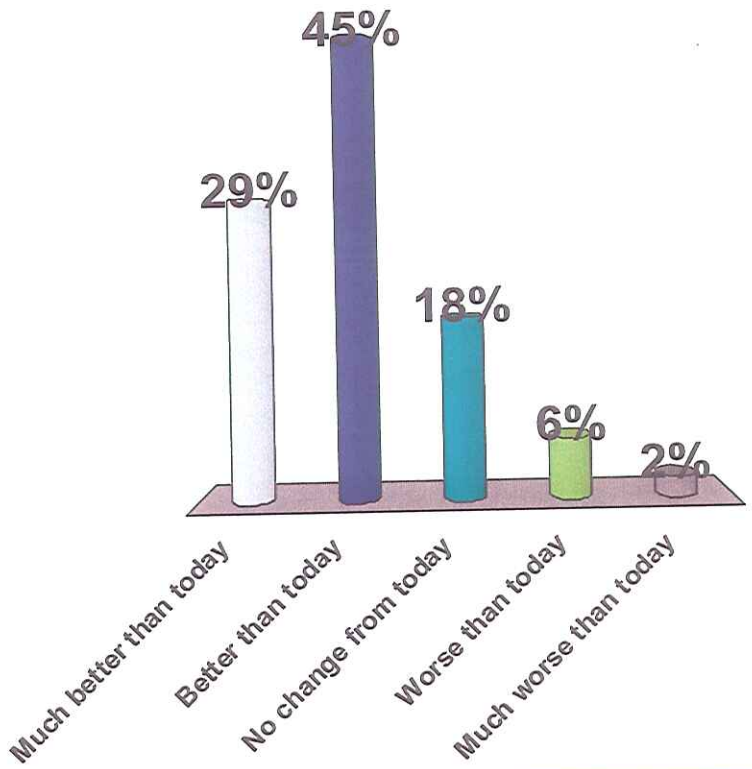

SUMTER 2030

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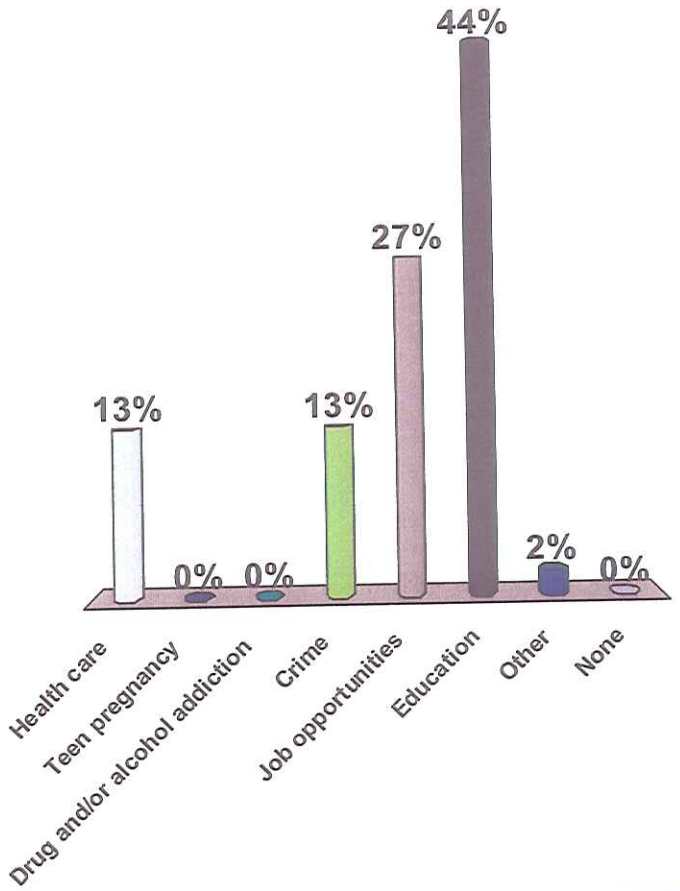

SUMTER 2030

Interactive Survey:

Your Sumter Vision

Sumter County Agricultural Center

Bushnell, FL

April 15, 2008

9:00 am

SUMTER 2030

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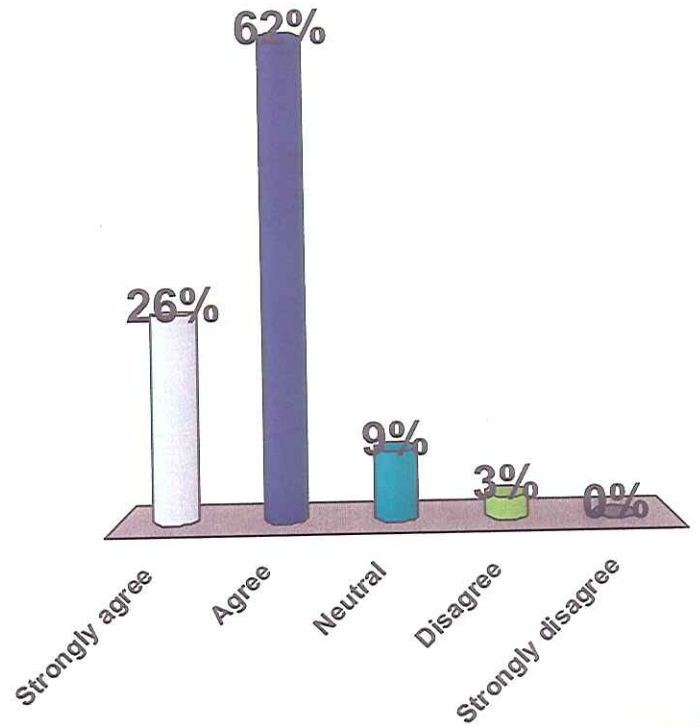
5. Strongly disagree



SUMTER 2030

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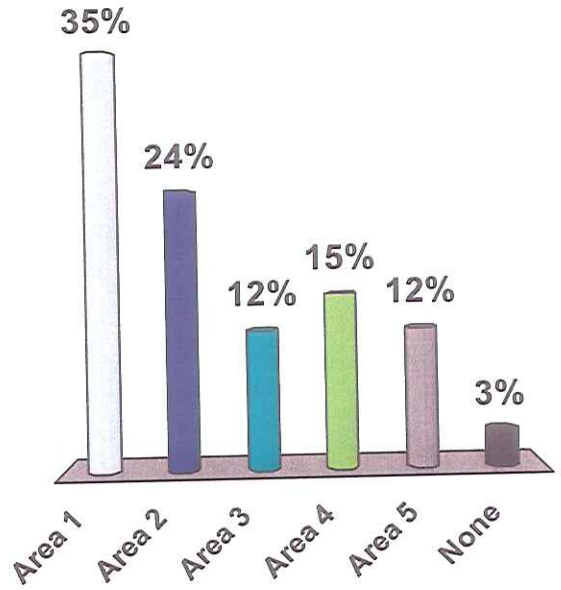
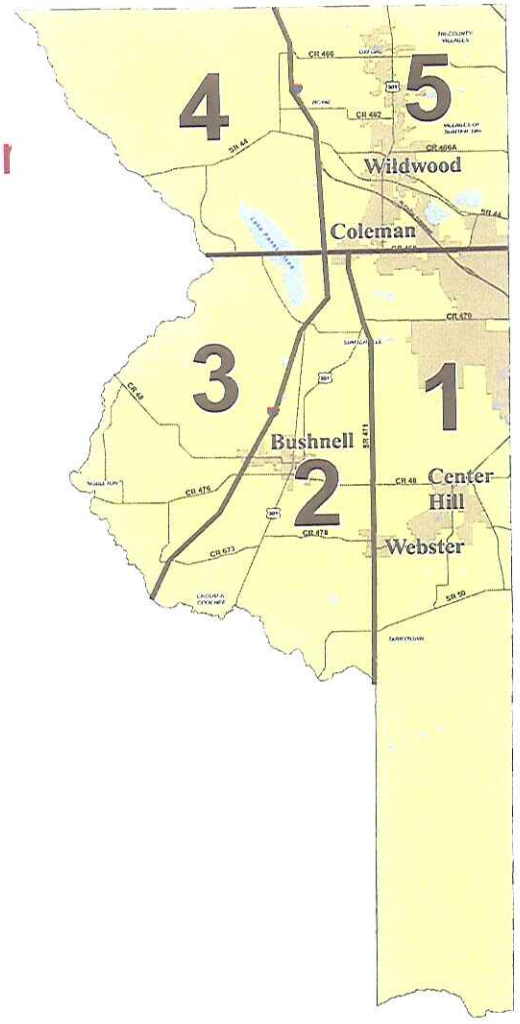
5. Area 5
6. None

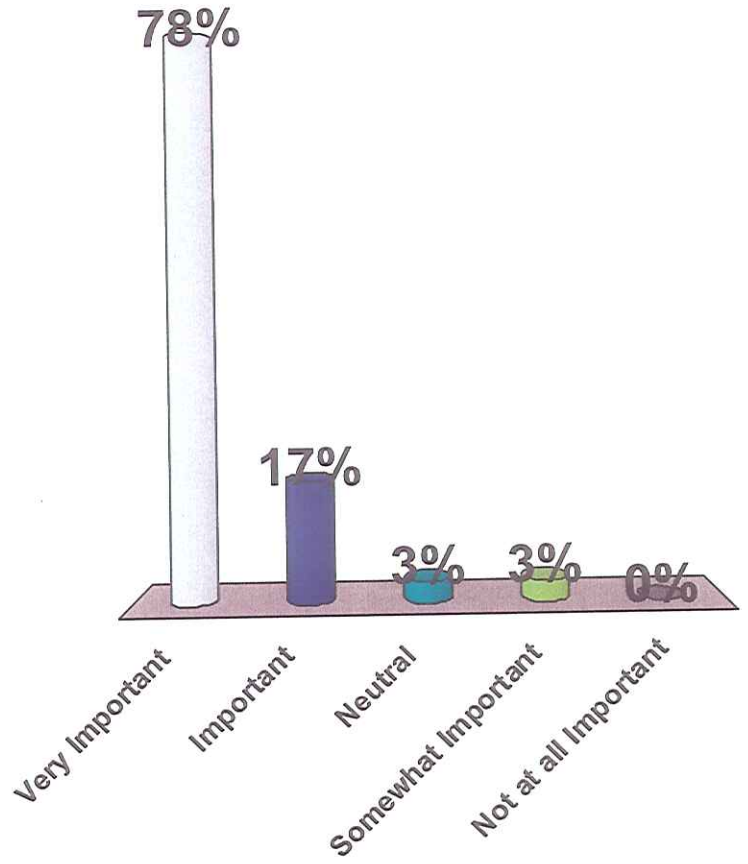




SUMTER 2030

How important is it to diversify/expand Sumter's economy?

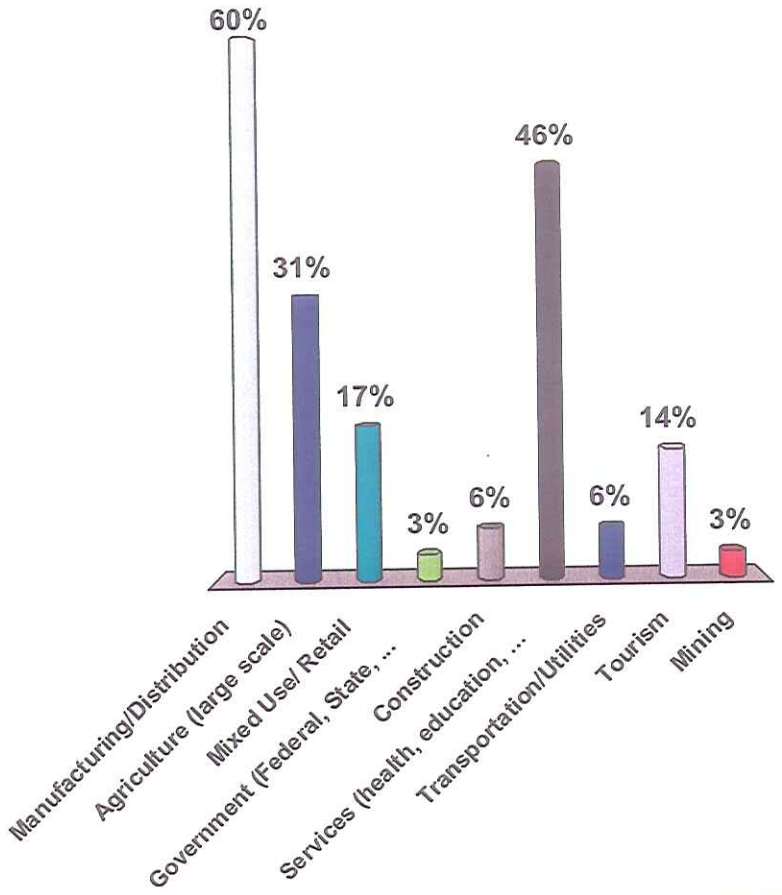
1. Very Important
2. Important
3. Neutral
4. Somewhat Important
5. Not at all Important



SUMTER 2030

Select **two** economic sectors that you think should be the major economic bases for Sumter County in 2030:

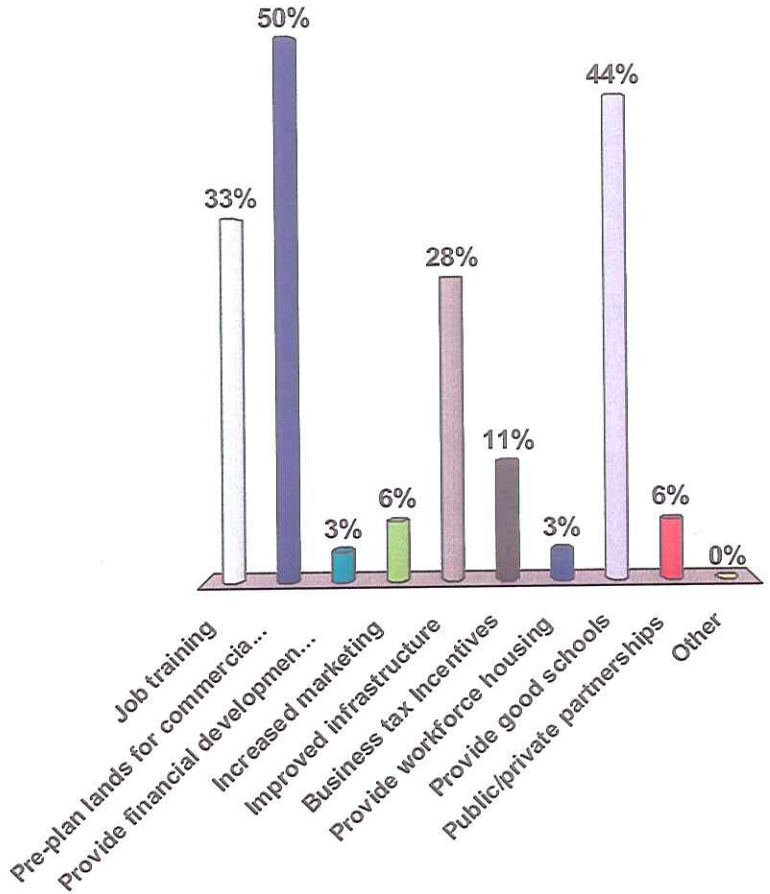
1. Manufacturing/Distribution
2. Agriculture (large scale)
3. Mixed Use/ Retail
4. Government (Federal, State, Local)
5. Construction
6. Services (health, education, others)
7. Transportation/Utilities
8. Tourism
9. Mining



SUMTER 2030

Select two of the listed items which should play a key role in the economic future of Sumter County:

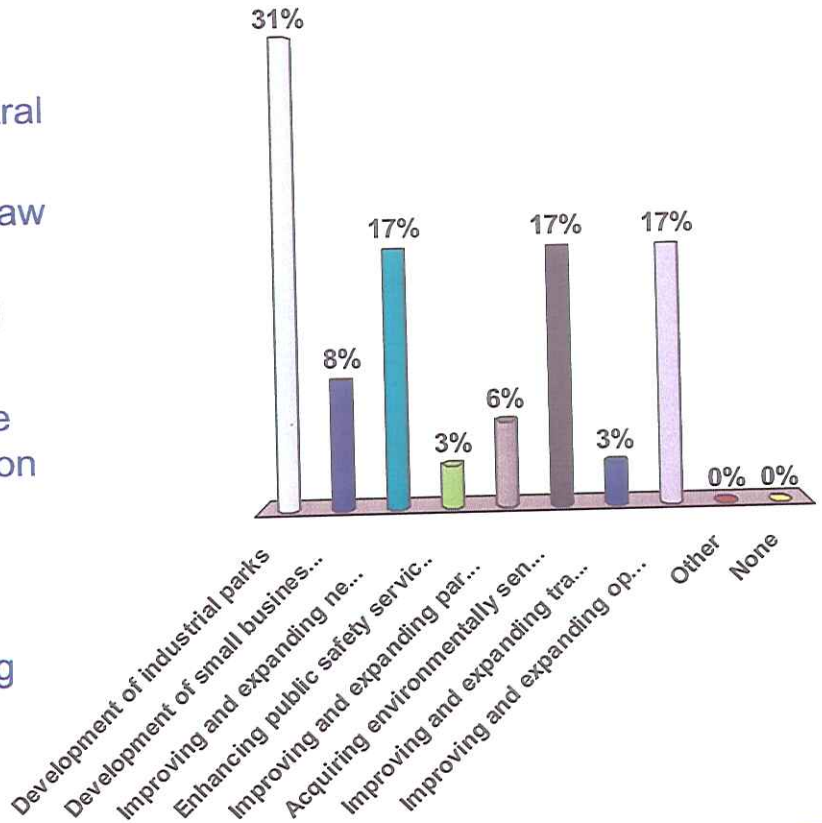
1. Job training
2. Pre-plan lands for commercial/industrial development
3. Provide financial development assistance
4. Increased marketing
5. Improved infrastructure
6. Business tax Incentives
7. Provide workforce housing
8. Provide good schools
9. Public/private partnerships
10. Other



SUMTER 2030

Upon which one area would you like the County and cities to focus its resources for economic development?

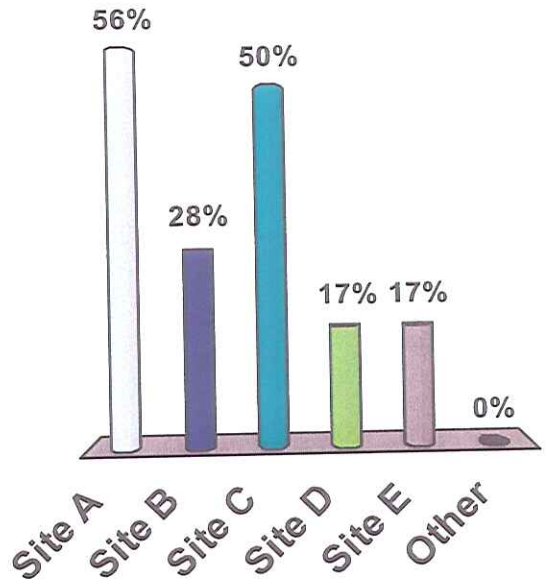
1. Development of industrial parks
2. Development of small business incubator sites
3. Improving and expanding new central water and sewer services
4. Enhancing public safety services (law enforcement/fire/EMS)
5. Improving and expanding park and recreation and cultural facilities
6. Acquiring environmentally sensitive lands for protection and preservation
7. Improving and expanding transportation
8. Improving and expanding opportunities for workforce housing
9. Other
10. None



SUMTER 2030

Looking at the map, select **two** locations where you feel that industrial development should be encouraged

1. Site A
2. Site B
3. Site C
4. Site D
5. Site E
6. Other



SUMTER 2030

Job opportunities in the County are:

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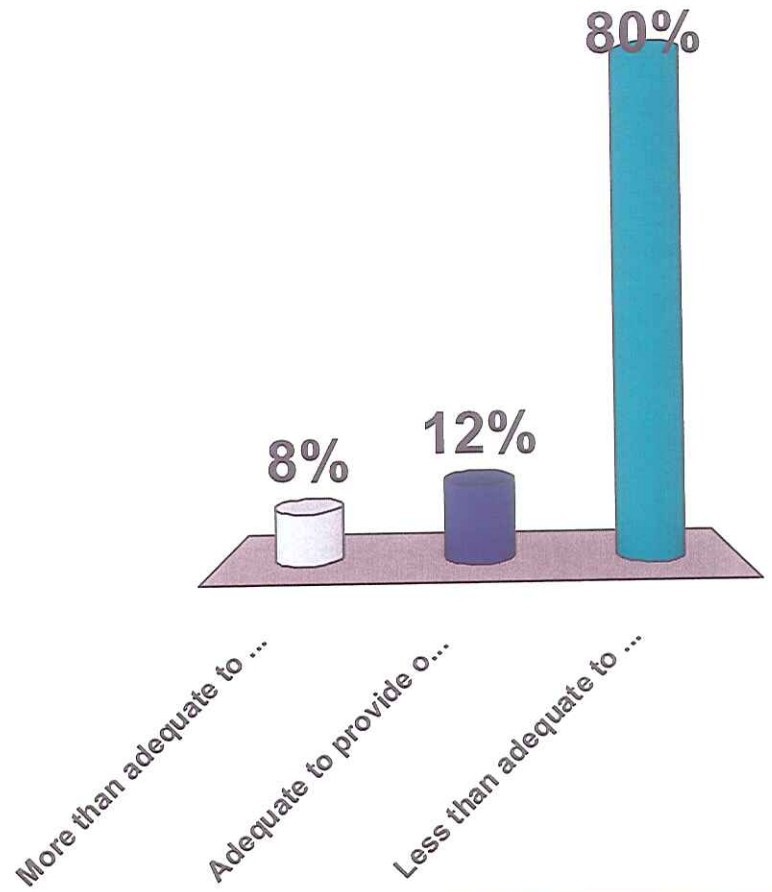
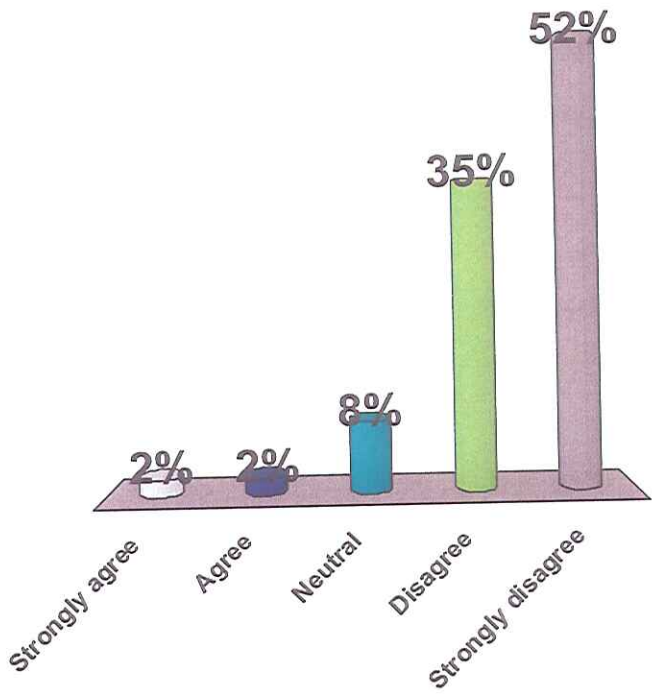


SUMTER 2030

There are excellent opportunities for a student to find employment within the County after they complete high school and/or college.

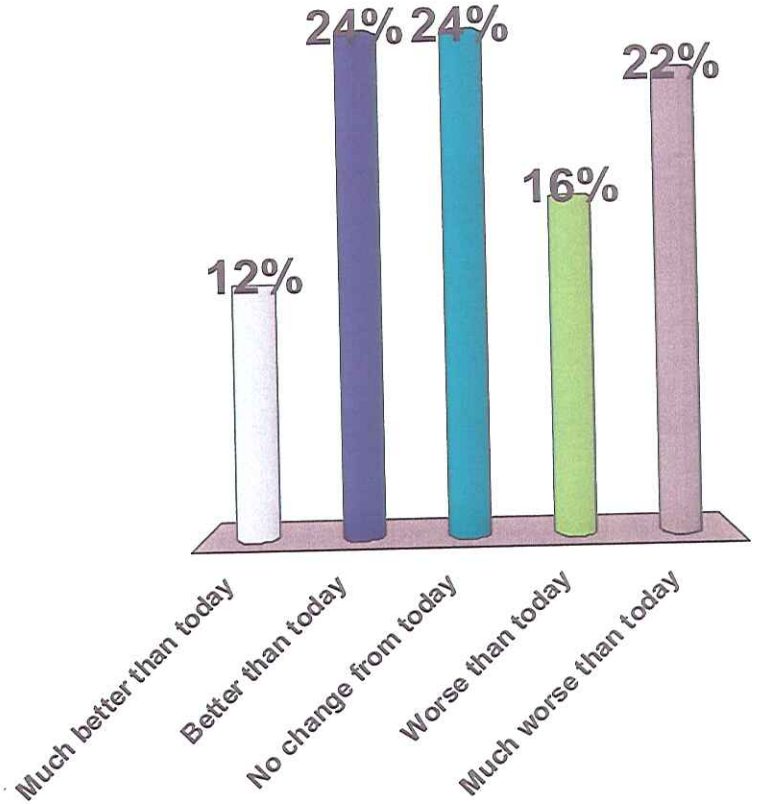
1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly disagree



SUMTER 2030

What is your opinion of the future job opportunities in Sumter County in 2030?

1. Much better than today
2. Better than today
3. No change from today
4. Worse than today
5. Much worse than today



SUMTER 2030

My top social concern for this County is:

1. Accessible and affordable health care
2. Teen pregnancy
3. Drug and/or alcohol addiction
4. Crime
5. Job opportunities
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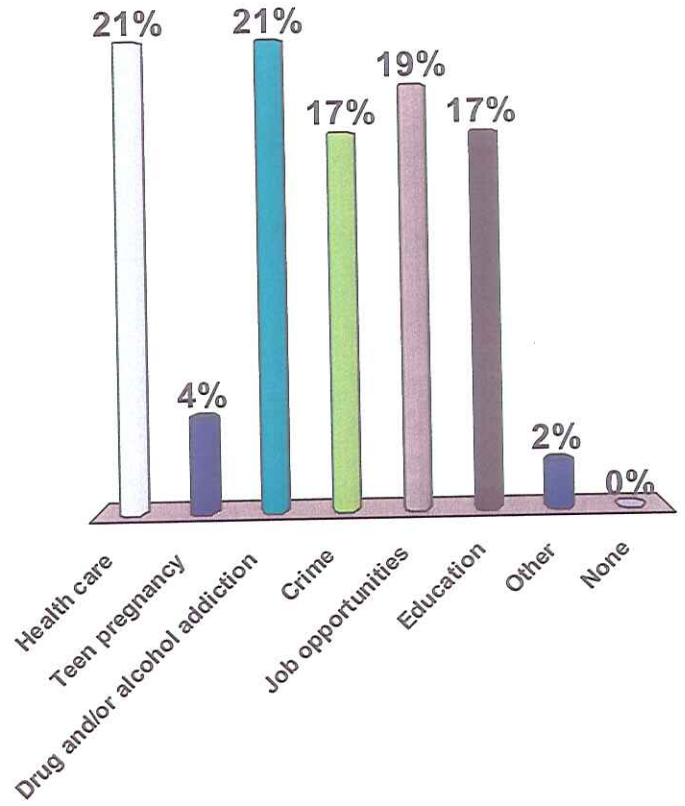
8. None



SUMTER 2030

Interactive Survey:

Your Sumter Vision

Sumter County Agricultural Center

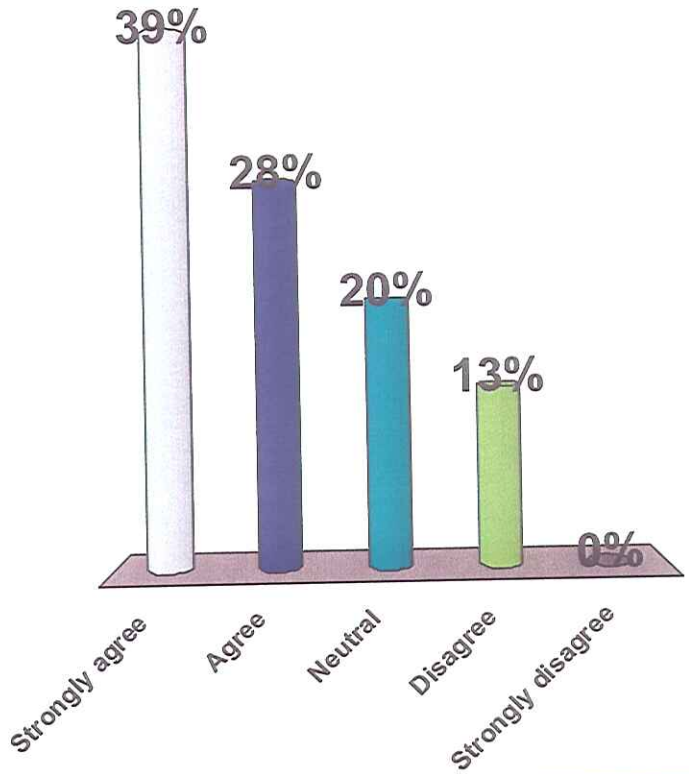
April 15, 2008

7:00 p.m.

SUMTER 2030

Should future residential, employment and retail development in the County and the cities occur in mixed-use town centers and near intersections of major roadways?

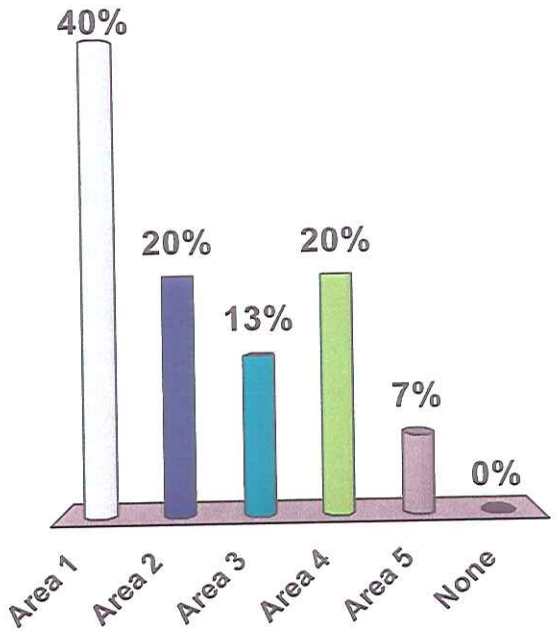
1. Strongly agree
2. Agree
3. Neutral
4. Disagree
5. Strongly disagree

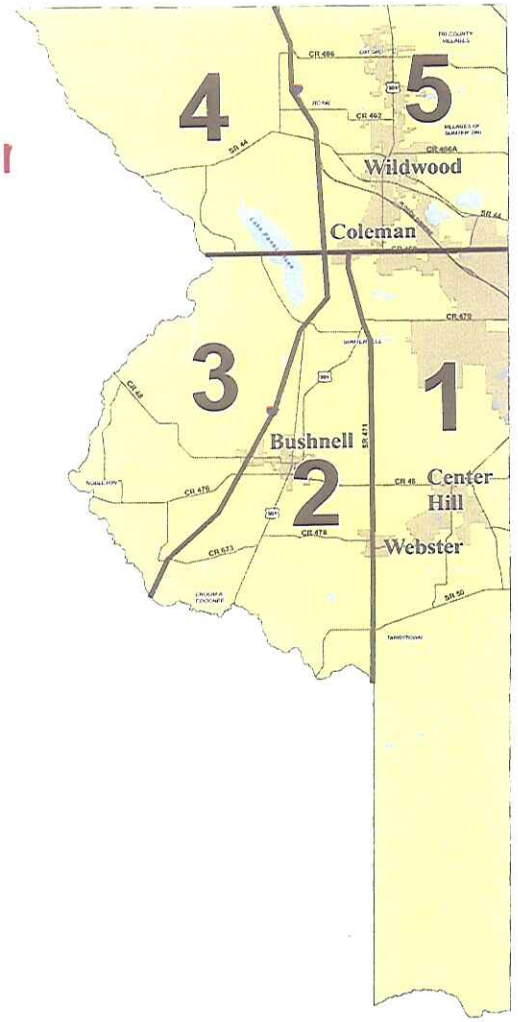


SUMTER 2030

Looking at the map, which is the most important area to maintain rural character

1. Area 1
2. Area 2
3. Area 3
4. Area 4
5. Area 5
6. None





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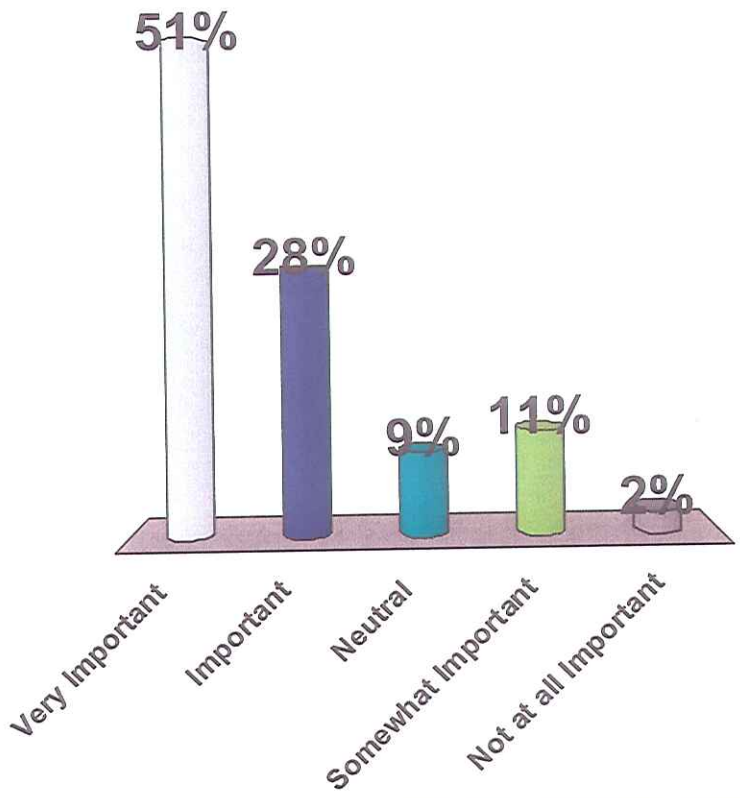

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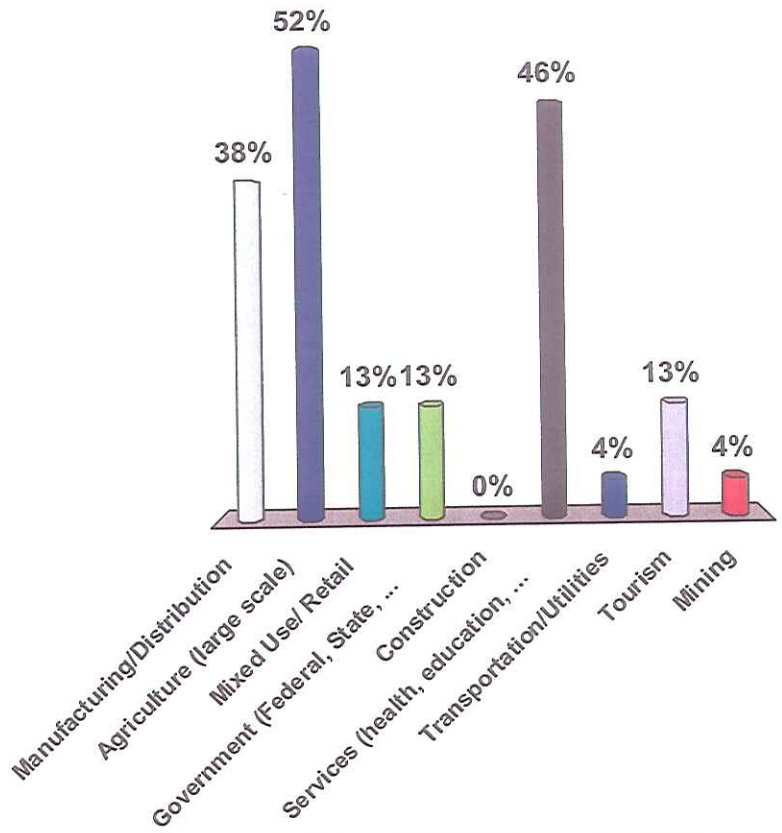

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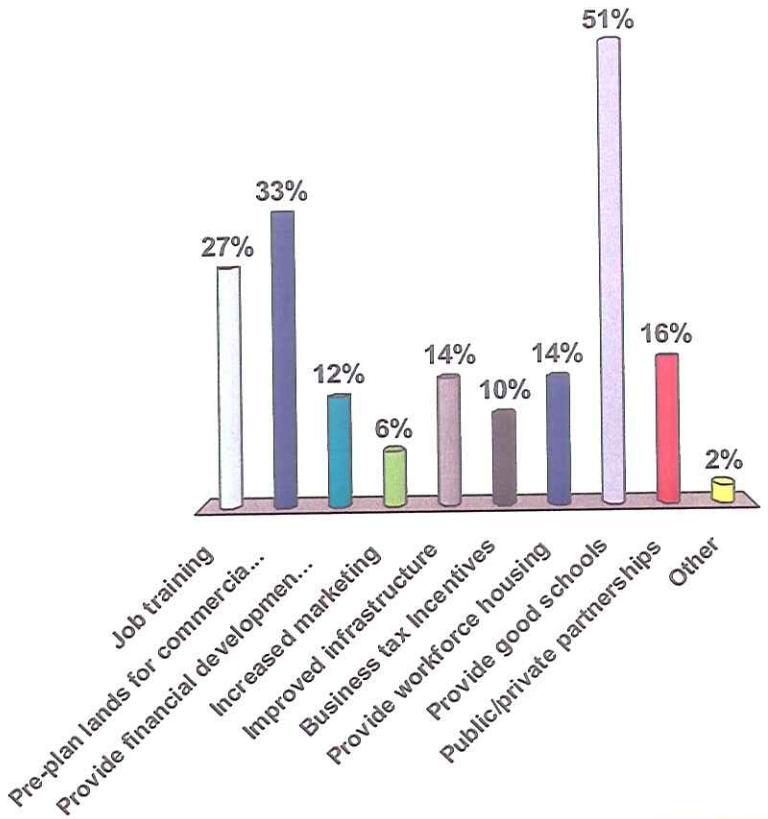

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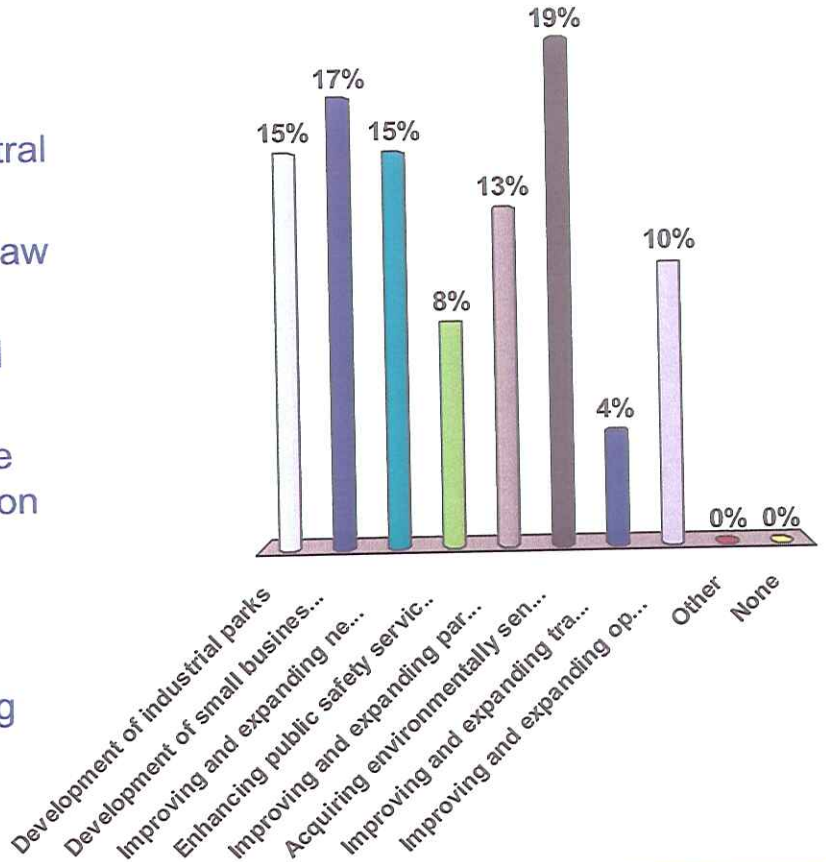

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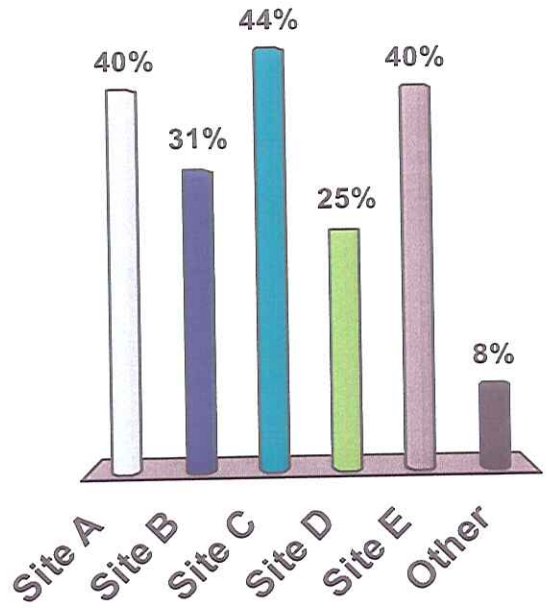

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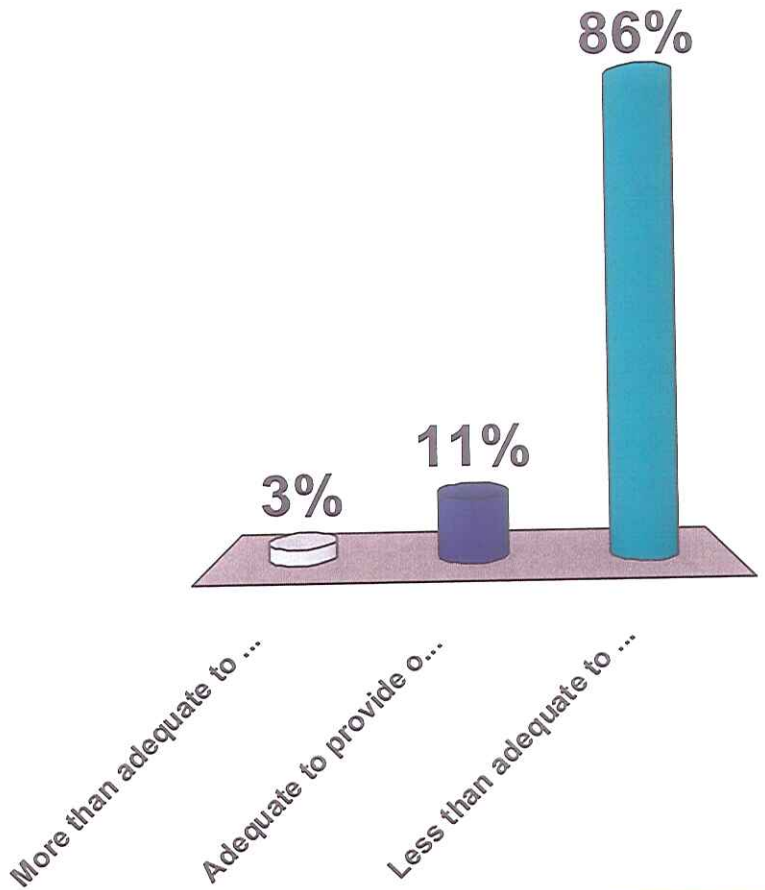

SUMTER 2030

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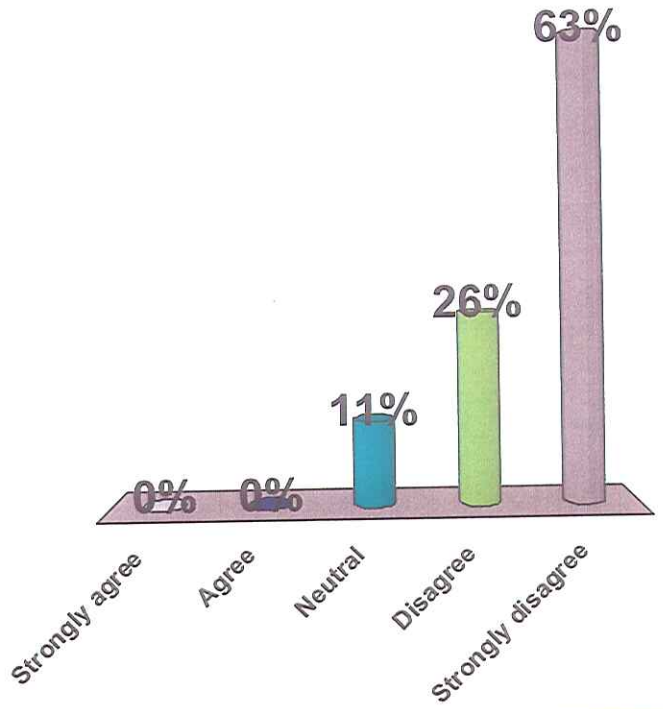

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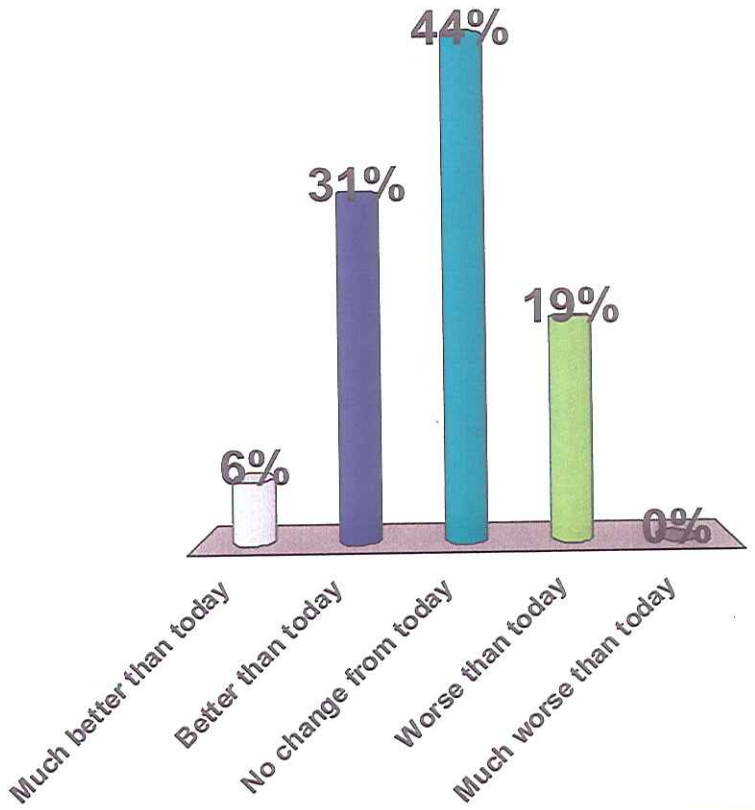

SUMTER 2030

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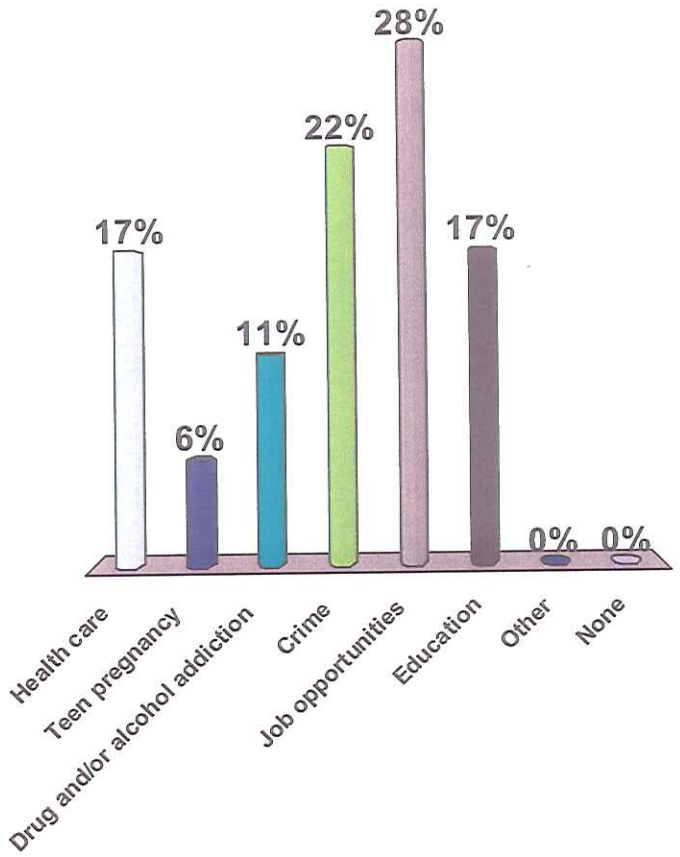


EXHIBIT "G"

Exhibit G

Urban Sprawl Analysis

The following is an analysis of how the proposed amendment does not meet the indicators of urban sprawl as stated in Rule 9J-5 FAC.

1. **Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.**

   The proposed amendment does not promote, allow or designate development as low intensity, low density, or single development in excess of the demonstrated need, as no residential development is proposed. This amendment will allow for the development of a regional industrial park within Sumter County. As demonstrated in Exhibit F, there is a need for additional industrial land use within Sumter County. This amendment is consistent with the results of the County's recent Visioning process in which impetus was placed on economic development and job creation within Sumter County.

2. **Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.**

   The subject property is immediately adjacent on the north, east and south boundaries to the boundaries of the County's Urban Development Area and the boundaries of the municipalities of the City of Wildwood and the City of Coleman. On the west, the subject property is bound by I-75. This request is to expand the extent of the urban land use designations to the extent of the property and to include the property within the Urban Development Area. This amendment site is also in close proximity to both the Willard Peebles Industrial Park located within the limits of the City of Wildwood and the Lee Capital Industrial Park in Sumter County. There is no other vacant property between the boundary of the Urban Development Area and I-75 that could be added. Therefore, this amendment site does not leap over any undevelopable lands which are suitable for development.

3. **Promotes allows, or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.**

   The subject property does not promote, allow or designate urban development in radial, strip, isolated, or ribbon patterns of urban development. The property is surrounded by urban land uses. This amendment will provide for a logical, compact extension of industrial uses and is not representative of radial, strip, isolated or ribbon patterns of development. In addition, as shown on the attached Working Draft of the Activity Centers Map, Sumter County has identified the area of Monarch Ranch as a Primary Activity Center.

4. **As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.**

The Sumter County Comprehensive Plan contains goals, objectives, and policies which ensure the projection of natural resources including those listed above. While this site does contain wetland areas as well as areas within the 100 Year Flood Plain, the conversion of the balance of this property to urban land uses will not negatively affect the natural resources within the site due to the regulations this property must adhere to. In addition to Sumter County, other regulatory agencies will ensure proper mitigation is adhered to prior to site development.

5. **Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.**

The subject site is not located in a heavily agricultural area. The site is bounded by the Florida Turnpike and SR 44 a major arterial thoroughfare in Sumter County to the north, I-75 to the west, the CSX railroad line to the east and the City of Coleman to the south.

6. **Fails to maximize use of existing public facilities and services.**

The proposed amendment will maximize the use of existing public facilities and services. Sumter County will serve this development with refuse, police and fire services. The county currently serves this area with police and fire services and the approval of this amendment will help maximize the use of those services. As illustrated in Exhibit A, the City of Wildwood has current capacity to serve this development. Existing potable water and sanitary sewer lines abut the property along SR 44.

7. **Fails to maximize use of future public facilities and services.**

The proposed amendment will not fail to maximize the use of future public facilities and services. Because existing facilities, services, and infrastructure are in place, this indicator does not apply to this amendment. The fees and tax revenues generated as a result of this development will assist in the funding of future facilities, services, and infrastructure.

8. **Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.**

The timing of this amendment is appropriate due to the location of existing facilities and infrastructure. As previously stated, the county and the City of Wildwood have adequate facilities in place to support this amendment. Therefore this amendment will not

disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services.

9. **Fails to provide a clear separation between rural and urban uses.**

The proposed intensity and type of development planned on this property is consistent with the adjacent industrial park, railroad lines and interstate highway. The proposed development is located in a logical area due to existing development along SR 44, the extensive shared boundary with the CSX railroad line and its adjacency to the interstate highway system on both the north and west boundaries. The Sumter County Land Development Regulations require adequate buffering and screening between different land uses. This development will utilize the existing environmental constraints and the required buffering and screening to provide the clear separation of urban uses to any remaining rural uses to the south of this development. In addition, as shown on the attached Working Draft of the Activity Centers Map, Sumter County has identified the area of Monarch Ranch as a Primary Activity Center for the county.

10. **Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.**

This amendment will not discourage or inhibit infill development or redevelopment of existing neighborhoods or communities. With immediate access to SR 44 and close proximity to Interstate 75, this amendment is located in an appropriate area for industrial and commercial development. The Traffic Analysis in Exhibit B to this Comprehensive Plan Amendment provides further detail on the appropriateness of the location and the accessibility of this site. This type of development will not discourage infill development or the redevelopment of existing neighborhoods.

11. **Fails to encourage an attractive and functional mix of uses.**

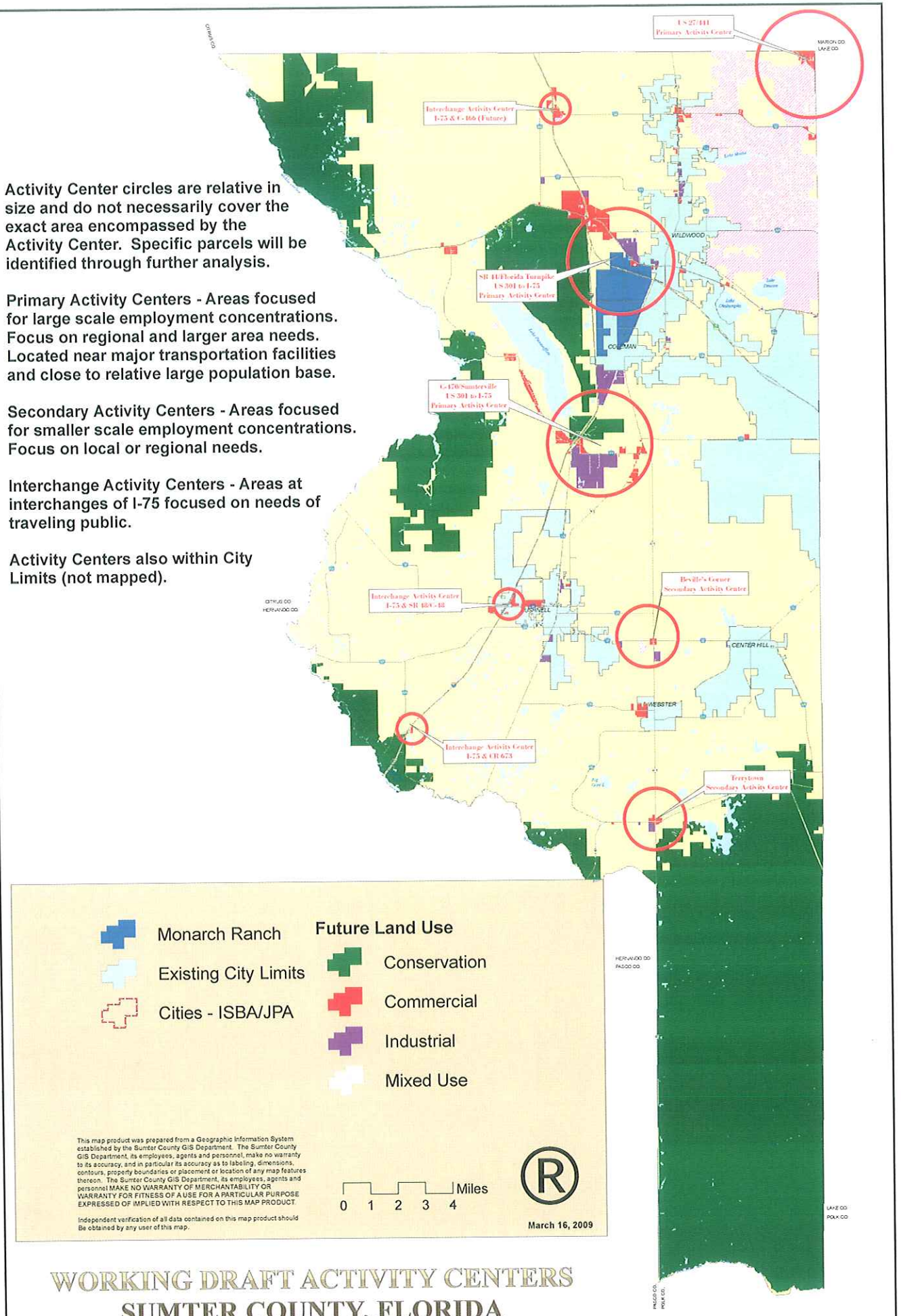
This amendment contains industrial uses. These uses will provide a functional industrial park with appropriate support commercial uses in an area conducive to this type of development. The proposed industrial park will be developed in a functional manner that provides an attractive opportunity to create additional employment opportunities.

12. **Results in poor accessibility among linked or related uses.**

This amendment will provide a logical extension of industrial uses along SR 44 to the north and the Wade property to the south. To the north, the Willard Peebles Industrial Park is a developed industrial park located within the limits of the City of Wildwood and the Lee Capital Limited Partnership Industrial Park is also located along SR 44. To the south, the Wade property has long had an industrial use, but due to access issues, has been underutilized. Expansion of the industrial use to the subject property will also make this property more accessible for future industrial use. Most significantly, the extensive boundary that the subject property shares with the CSX rail line will provide a unique opportunity to develop this property with a regional industrial park. By locating this amendment next to existing industrial areas and the rail line, it increases accessibility by linking these areas together.

13. **Results in the loss of significant amounts of functional open space.**

This amendment will not result in the loss of significant amount of functional open space. Currently this site is being used as a cow pasture which is not functional open space. The large wetland in the northwest portion of the site will be preserved. Furthermore, open space will be determined through the DRI and the County's development review process and will meet or exceed the requirements of Sumter County.



Activity Center circles are relative in size and do not necessarily cover the exact area encompassed by the Activity Center. Specific parcels will be identified through further analysis.

Primary Activity Centers - Areas focused for large scale employment concentrations. Focus on regional and larger area needs. Located near major transportation facilities and close to relative large population base.

Secondary Activity Centers - Areas focused for smaller scale employment concentrations. Focus on local or regional needs.

Interchange Activity Centers - Areas at interchanges of I-75 focused on needs of traveling public.

Activity Centers also within City Limits (not mapped).

WORKING DRAFT ACTIVITY CENTERS
SUMTER COUNTY, FLORIDA

H:\arcmapfiles\standard1.mxd

EXHIBIT "H"

Exhibit H

Proposed Text Amendment to the Future Land Use Element of the Sumter County Comprehensive Plan

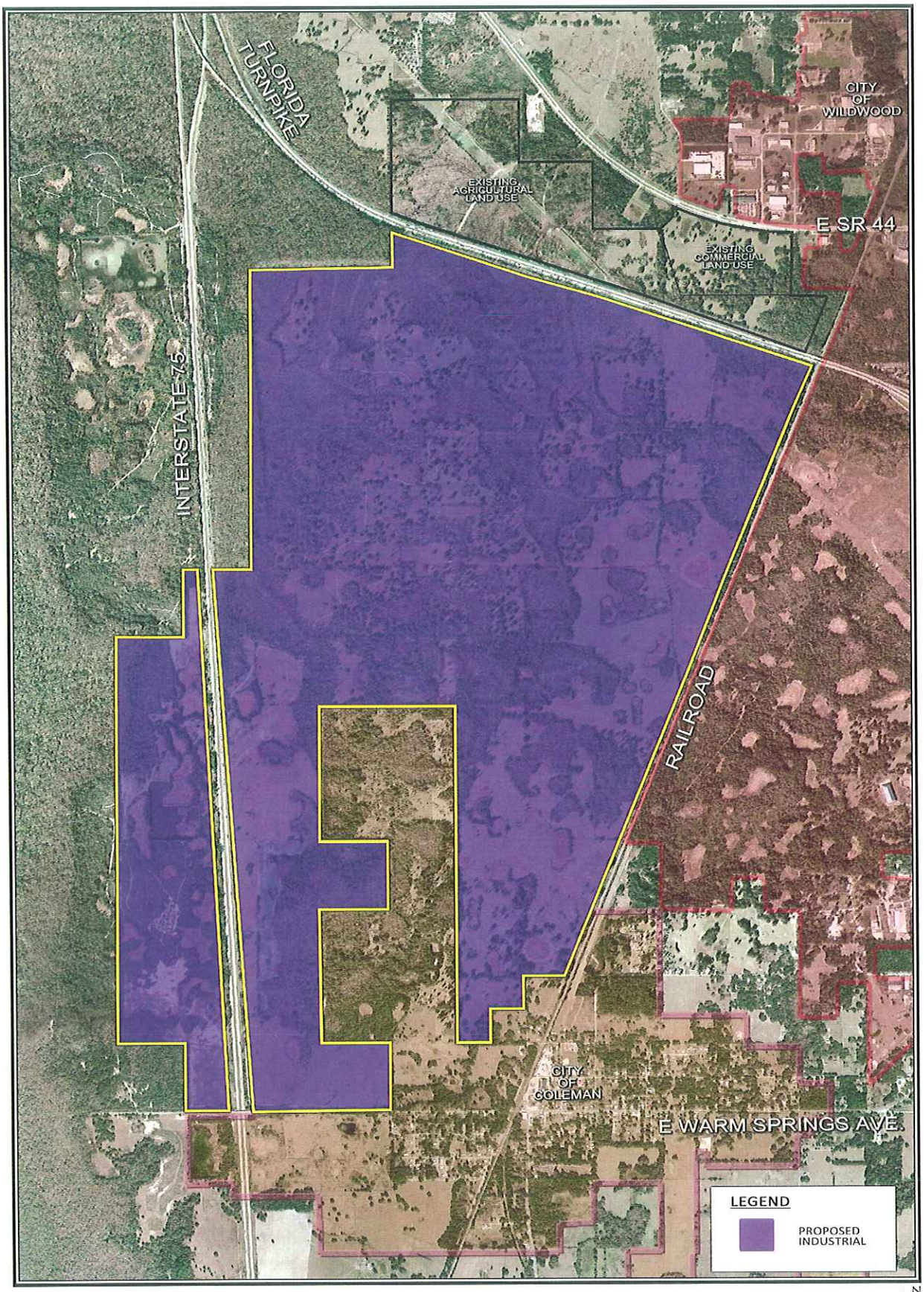
Policy 7.1.2.19 – The Monarch Industrial Park (MIP) is located at the intersection of Interstate 75, the Florida Turnpike, State Road 44 and the CSX Railroad S-Line and development therein shall adhere to following standards:

a. The MIP project is an Industrial Park that includes a functional integration of industrial, warehousing, manufacturing and supporting commercial and office uses. All uses allowed in the industrial zoning category shall be allowed in the MIP.

b. The maximum industrial square footage within the amendment area shall not exceed 16,335,000 square feet of industrial uses, which equates to approximately a .25 FAR on the buildable acreage within the amendment area.

c. Before any development can occur within the MIP, the proposed development must be processed and approved as a Development of Regional Impact (DRI), as defined in Chapter 380.06, Florida Statutes and Chapter 28-24, Florida Administrative Code. Until said approval of a DRI for the MIP, land use density and intensity shall be restricted to 1 dwelling unit per 10 acres and other uses permitted by the Agricultural Land Use Designation.

d. Impacts to environmental systems shall be avoided wherever feasible. Any impacts to environmental systems shall be properly mitigated for as required by Sumter County and the Southwest Florida Water Management District. All mitigation shall be on site.



CONCEPTUAL FUTURE LAND USE MAP

SUMTER COUNTY, FLORIDA

NOT TO SCALE

N

DATE: 2 FEBRUARY, 2010

Kimley-Horn and Associates, Inc.

Note: This conceptual site plan is based on limited available information which may include aerial photography, GIS data, and tax map information. It is intended as preliminary, for the purpose of understanding a potential site configuration. Local land development code compliance, access points, specific tenant requirements, etc. have not been reviewed or confirmed with local jurisdictional agencies during the preparation of this conceptual site plan. This plan was prepared without the benefit of a recent title commitment or survey.

CONTACT: BOB WILSON (863) 701-8702
AERIAL FLIGHT DATE: NOVEMBER 2007

City of Wildwood, Florida


City Hall

wildwood-fl.gov
Area Code: 352
Zip Code: 34785

CITY HALL
100 N. Main Street
330-1330 Phone
330-1338 Fax

CITY MANAGER
Extension 109

CITY CLERK/FINANCE
Extension 100

HUMAN RESOURCES
Extension 103
330-1339 Fax

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

BUILDING SERVICES
Code/Inspections/Permits
Extension 119
330-1334 Fax

DEVELOPMENT SERVICES
Planning/Zoning/Concurrency
Extension 118
330-1334 Fax

PARKS & RECREATION COMMUNITY CENTER
Reservations:
Extension 114

POLICE
100 E. Huey Street
330-1355
330-1358 Fax

WOODWASTE
601 W. Gulf-Atlantic Hwy.
330-1345

REFUSE / STREETS
410 Grey Street
330-1343
330-1353 Fax

WASTEWATER
1290 Industrial Drive
330-1349
330-1350 Fax

WATER
801 E. Huey Street
330-1346
330-1347 Fax

March 3, 2010

Heather M. Himes
Akerman Senterfitt
Post Office Box 231
Orlando, Florida 32802-0231

Re: Monarch Ranch Potable Water Service

Dear Heather:

This is in response to your letter dated February 24, 2010 concerning utility service to Monarch Ranch.

Potable water service for the project will be provided off-site at the City's water treatment plants. Based on the demand projections provided, the average daily potable water demand for the project to be served by the City of Wildwood is .67 million gallons per day (MGD).

The City of Wildwood currently owns and operates five (5) water treatment plants under FDEP PWS ID #6600331. The total permitted capacity of these facilities is 4.752 MGD- MDF (3.656 MGD-ADF). The City is in the planning and design stages of a new water treatment plant (Champagne Farms) that will result in a system capacity of 6.90 MGD-MDF (5.31 MGD-ADF).The Champagne Farms Water Plant is scheduled to be operational in 2012.

The City received a Water Use Permit (WUP) from the SWFWMD on September 25, 2007 for a total allocation of 4.98 MGD-ADF. This permit expires in 2013 and will need to be renewed. The City anticipates the permit will be renewed with the necessary allocation to meet projected demands.

Wastewater service for the project will be provided off-site at the City's wastewater treatment plant. Based on the demand projections provided, the average daily demand for the project to be served by the City of Wildwood is .56 million gallons per day (MGD).

The City of Wildwood's existing wastewater treatment facility has a permitted treatment capacity of 3.55 MGD and effluent disposal capacity of 4.25 MGD. The facility produces an effluent which meets public access standards. In addition, the City has initiated the planning and design of a new wastewater treatment plant to be located in the City's Southeast Service Area. This facility is projected to have a capacity of 3.0 MGD and scheduled to be complete in 2015-2020, depending on the actual rate of growth in the City's wastewater service area.

The City will provide reclaimed water to the development when it becomes available.

The developer is required to enter into a Developer's Agreement with the City prior to any commitments or reservations being made for potable water and wastewater service. Due to the scale of the proposed development, it is recommended to do so in order to ensure available capacity is present when it's needed.

If you have any questions regarding the above, please contact Melanie Peavy, Development Services Director at (352) 330-1330 Extension 114.

Sincerely,

Robert Smith
City Manager

CC: Melanie Peavy, Development Services Director
Ron Ferland, BFA

2005017-90.1

MONARCH RANCH PROJECT SITE
SUMTER COUNTY, FLORIDA
ENVIRONMENTAL ASSESSMENT ADDENDUM

Submitted to:

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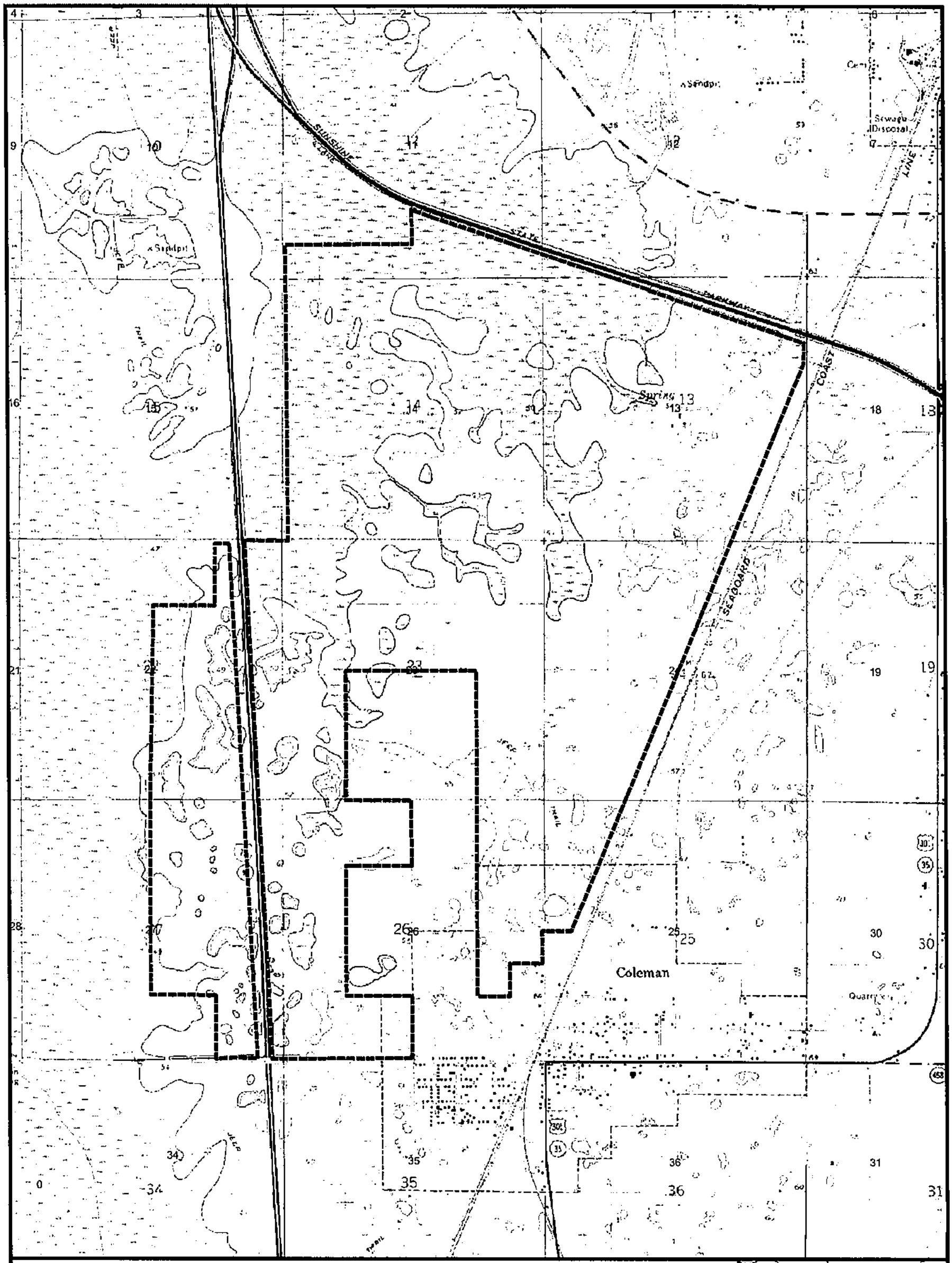
1.0 INTRODUCTION

The Monarch Ranch (Ranch) is a private family-owned ranch located in Sumter County, Florida contiguous with the city of Wildwood (Figure 1.0-1) (Sections 11, 12, 13, 14, 22, 23, 24, 25, 26, and 27, Township 19 South, Range 22 East). The Ranch consists of two parcels, totaling approximately 2,976 acres, and is bordered on the north by The Florida Turnpike (Turnpike), on the east by the Seaboard Coast Line Railroad, on the south by County Road (CR) 514 (Warm Springs Avenue). Interstate 75 (I-75) bisects the two parcels. The western parcel is bordered by the Lake Panasoffkee preserve to the west and north, and I-75 to the east. North access for the eastern parcel is off State Road (SR) 44, onto NE 25th Street, then underneath a one-lane underpass of the Turnpike. Both parcels can be accessed from the south off of CR 514.

The Ranch site is actively managed for cattle, sod production, timber, and hunting leases. There is a paved road (NE 25th Street) into the Ranch site off SR 44. There are internal unpaved farm and field roads, and the pastures are fenced and gated.

Florida Department of State, Division of Historical Resources (DHR) provided a review of the Florida Master Site File for Sections 10 – 15 and 22 – 27, Township 19S, and Range 22E. There were eleven previously recorded archeological sites, one resource group, and one historical standing structure that were within the noted Section, Township, and Range in Sumter County. The resource group and the historical standing structure were not located on the Ranch site. The majority of the recorded archeological sites are along the I-75 corridor and do not appear to be on the Ranch site. If any unrecorded sites or structures are located on the Ranch, DHR will be immediately notified.



Legend

Project Boundary

USGS Sections

Source: USGS Wildwood, FL. SureMAPS RASTER digital quads, ©1997.

0 1,000 2,000 Feet

1 inch = 2,000 feet

FIGURE 1.0-1.
LOCATION OF THE MONARCH RANCH PROJECT SITE, SUMTER COUNTY, FLORIDA.
SECTIONS 11-14, AND 22-27, TOWNSHIP 19 SOUTH, RANGE 22 EAST

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Breedlove, Dennis & Associates, Inc. conducted an ecological review of the Ranch site on February 17, 2010 and March 1, 2010. The purpose of the ecological reviews was to assess the Ranch site for the presence of jurisdictional wetlands pursuant to state and federal wetland regulations, and to determine the occurrence or potential for occurrence of wildlife listed as Threatened or Endangered (T&E) or Species of Special Concern (SSC) by the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC) and plant species listed as T&E by the USFWS.

Databases, maps, and ancillary documents, including Natural Resources Conservation Service (NRCS) soils map, U.S. Geological Survey topographical map, and Digital Ortho Quarter Quadrangle color-infrared aerial photography were examined to facilitate the assessment of potential federal and state regulatory jurisdiction and potential occurrence of listed species of wildlife and plants.

2.0 ECOLOGICAL CONDITIONS

2.1 Vegetative Communities

Major vegetative associations were classified using the 1999 Florida Land Use, Cover and Forms Classification System developed by the Florida Department of Transportation. The following sections provide general descriptions of each of the cover types occurring on the Ranch site. The cover types on the site were mapped by Southwest Florida Water Management District (SWFWMD) (Figure 2.1-1). The following information, based on the SWFWMD land use map, Digital Ortho Quarter Quadrangle aerial photography (Figure 2.1-2), and selective groundtruthing, describes the general composition and conditions of the various community cover types within the Ranch site area. The Ranch site consists of two parcels which are herein referred to as: the eastern parcel (large eastern portion of the Ranch site), the western parcel (smaller western portion of the Ranch site), and the Ranch site (both parcels).

2.1.1 Uplands

Upland communities on the Ranch site consisted Residential, Low Density (Less than Two Dwelling Units per Acre) (110), Commercial and Services (140), Cropland and Pastureland (210), Other Open Lands (Rural) (260), Shrub and Brushland (320), Pine Flatwoods (411)/Xeric Oak (421), Upland Hardwood Forests (420), Hardwood-Coniferous Mixed (434), Transportation (810), and Utilities (830).

The majority of the uplands were Cropland and Pastureland (210), which consisted of a predominance of bahiagrass (*Paspalum notatum*), broomsedge bluestem (*Andropogon virginicus*), dogfennel (*Eupatorium capillifolium*), and yelloweyed grass (*Xyris* sp.). Scattered throughout were cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), red maple (*Acer rubrum*), slash

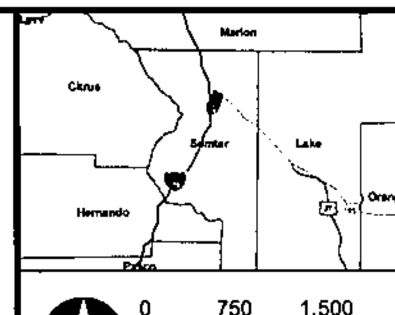
Legend

Project Boundary

SWFWMD Land Use

- 110 - Residential, Low Density (11.26 ac)
- 140 - Commercial and Services (0.09 ac)
- 210 - Cropland and Pastureland (1,429.73 ac)
- 260 - Other Open Lands (Rural) (0.47 ac)
- 320 - Shrub and Brushland (6.33 ac)
- 411/421 - Xeric Oak (95.77 ac)
- 420 - Upland Hardwood Forests (8.29 ac)
- 434 - Hardwood - Coniferous Mixed (102.94 ac)
- 530 - Reservoirs (15.30 ac)
- 615 - Streams and Lake Swamps (Bottomland) (1,081.18 ac)
- 620 - Wetland Coniferous Forests (4.40 ac)
- 630 - Wetland Forested Mixed (4.56 ac)
- 641 - Freshwater Marshes (178.22 ac)
- 643 - Wet Prairies (28.36 ac)
- 810 - Transportation (5.42 ac)
- 830 - Utilities (3.34 ac)

Source: Florida Geographic Data Library (FGDL), Version 3.0, July 2000; SWFWMD, FLUCFCS data, 1994-1999.



0 750 1,500 Feet

1 inch = 1,539.4 feet

FIGURE 2.1-1.
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT LAND USE MAP OF THE MONARCH RANCH PROJECT SITE, SUMTER COUNTY, FLORIDA.

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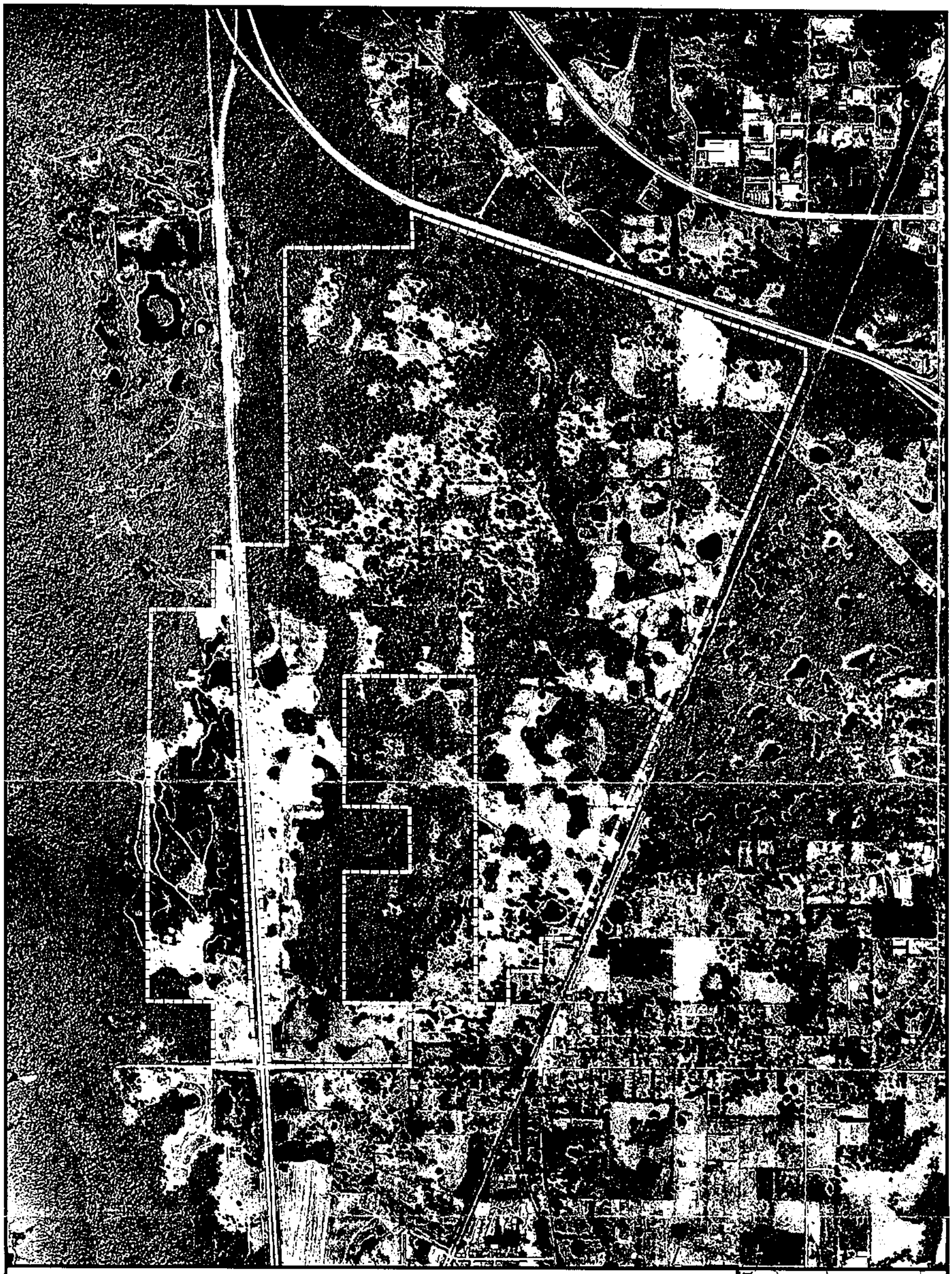

Legend

Project Boundary

Source: World Imagery Service, © 2008 ESRI, i-cubed, collection date: 2007-2008.

FIGURE 2.1-2.
AERIAL PHOTOGRAPH OF THE MONARCH RANCH PROJECT SITE, SUMTER COUNTY, FLORIDA.

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pine (*Pinus elliottii*), citrus (*Citrus* sp.), saw palmetto (*Serenoa repens*), pricklypear (*Opuntia humifusa*), yucca (*Yucca* sp.), and blackberry (*Rubus* sp.). The Hardwood-Coniferous Mixed (434) cover type contained a higher density of slash pine, live oak, laurel oak, and cabbage palm.

On the western parcel, there was a sizeable area of mixed Pine Flatwoods (411)/Xeric Oak (421) that contained slash pine, longleaf pine (*Pinus palustris*), live oak, sand live oak (*Quercus geminata*), saw palmetto, shiny blueberry (*Vaccinium myrsinites*), rusty staggerbush (*Lyonia ferruginea*), and rustweed (*Polypremum procumbens*) with large open sandy patches throughout.

2.1.2 Wetlands

Wetland/surface water communities on the Ranch site consisted of Reservoirs (530) (Borrow Pit), Streams and Lake Swamps (Bottomland) (615), Forested Wetlands (620), Wetland Forested Mixed (630), Freshwater Marsh (641), and Wet Prairie (643).

The predominant wetland cover type was Streams and Lake Swamps (Bottomland) (615). The canopy vegetation included red maple, dahoon (*Ilex cassine*), sweetbay (*Magnolia virginiana*), swamp bay (*Persea palustris*), sweetgum (*Liquidambar styraciflua*), cypress (*Taxodium* sp.), and water oak (*Quercus nigra*). Shrub vegetation included cabbage palm, falsewillow (*Baccharis* sp.), red maple, and sweetbay.

Herbaceous vegetation that occurred throughout all wetland cover types included soft rush (*Juncus effusus*), bushy bluestem (*Andropogon glomeratus*), blackberry, manyflower marshpennywort (*Hydrocotyle umbellata*), pipewort (*Eriocaulon* sp.), beaksedge (*Rhynchospora* sp.), and sedge (*Carex* sp.). There were scattered occurrences of dogfennel (*Eupatorium capillifolium*), falsefennel (*Eupatorium*

leptophyllum), lizard's tail (*Saururus cernuus*), swamp sawgrass (*Cladium* sp.), rosy camphorweed (*Pluchea rosea*), and greenbrier (*Smilax* sp.).

The Borrow Pit [Reservoirs (530)] was largely open water, with vegetation along the edges including cattail (*Typha* sp.), bulltongue arrowhead (*Sagittaria lancifolia*), pickerelweed (*Pontederia cordata*), falsewillow (*Baccharis* sp.), red maple, dogfennel, broomsedge bluestem, and wax myrtle.

2.2 Protected Wildlife and Plants

Species of wildlife and plants listed pursuant to the Endangered Species Act of 1973 (ESA), 16 United States Code 1531-1544, December 28, 1973, as amended 1976 – 1982, 1984, and 1988 and the Florida rule (68 A-27.004, Florida Administrative Code [F.A.C.]), and reported to occur within Sumter County, Florida are represented in Table 2.2-1. The likelihood of occurrence, listed within this table, is based on a comparison of the known geographic ranges and habitat use by these species and the habitats found within the Ranch site, the quantity, quality, and adjacency of these habitats, as well as observations of these species during field reconnaissance. The likelihood for occurrence for listed species was rated as high, moderate, low, unlikely, or not applicable based on knowledge of a species' habitat preference and site conditions. A likelihood of occurrence given as "unlikely" indicates that no, or very limited, suitable habitat for this species exists on-site. A likelihood of occurrence given as "not applicable" indicates that the habitat for this species does not exist on-site.

Sightings of all wildlife species or observations of call or sign noted during the on-site investigations were documented based on meandering transects during the February 17 and March 1, 2010 site reviews. The on-site observations included the following wildlife species:

Table 2.2-1 **Protected Plants and Animals with Potential for Occurrence on The Monarch Ranch Project Site, Sumter County, Florida.**

Species	Habitat of Occurrence	Likelihood of Occurrence EAST	Likelihood of Occurrence WEST	Designated Status[1]	
				USFWS[2]	FWC[3]
PLANTS					
Dicerandra cornutissima longspurred mint	Sand pine scrub, xeric oak scrub.	Not Applicable	Unlikely to Low	E	—
Eriogonum longifolium var. *gnaphalifolium* scrub buckwheat	Sandhill, scrub.	Not Applicable	Unlikely to Low	T	—
Justicia cooleyi Cooley's water-willow	Mesic hardwood hammocks over limestone.	Not Applicable	Unlikely to Low	E	—
AMPHIBIANS					
Rana capito gopher frog	Xeric oak scrub, sand pine scrub, sandhill, upland hardwoods, pine flatwoods, freshwater marsh.	Low	Low to Moderate	—	SSC
REPTILES					
Alligator mississippiensis American alligator	Freshwater marsh, cypress swamp, mixed hardwood swamp, shrub swamp, bottomland hardwoods, lakes, ponds, rivers, streams.	Moderate	High	T(S/A)	SSC

Table 2.2-1 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence EAST	Likelihood of Occurrence WEST	Designated Status[1]	
				USFWS[2]	FWC[3]
Drymarchon corais couperi eastern indigo snake	Xeric oak scrub, sand pine scrub, sandhill, pine flatwoods, pine rocklands, tropical hardwood hammock, hydric hammock, wet prairie, mangrove swamp.	Low	Moderate	T	T
Gopherus polyphemus gopher tortoise	Sandhill, sand pine scrub, xeric oak scrub, coastal strand, xeric hammock, dry prairie, pine flatwoods, mixed hardwood–pine forests, ruderal.	Unlikely to Low	Moderate	—	T
Pituophis melanoleucus mugitus Florida pine snake	Xeric oak scrub, sand pine scrub, sandhill, scrubby pine flatwoods, old fields on former sandhill and scrub sites	Not Applicable	Unlikely to Low	—	SSC
Pseudemys concinna suwanniensis Suwannee cooter	Rivers, large streams, spring runs, and associated backwaters and impoundments.	Not Applicable	Not Applicable	—	SSC
Stilosoma extenuatum short-tailed snake	Sandhill, xeric hammock, sand pine scrub, xeric oak scrub.	Not Applicable	Unlikely to Low	—	T
BIRDS					
Aphelocoma coerulescens Florida scrub-jay	Xeric oak scrub.	Not Applicable	Low	T	T

Table 2.2-1 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence EAST	Likelihood of Occurrence WEST	Designated Status[1]	
				USFWS[2]	FWC[3]
Aramus guarauna limpkin	Freshwater marsh, mixed hardwood swamp, rivers, streams, spring runs, lake margins, ruderal.	Moderate to High	Moderate to High	—	SSC
Athene cunicularia burrowing owl	Sandhill, dry prairie, pastures, ruderal.	Low to Moderate	Moderate to High	—	SSC
Egretta caerulea little blue heron	Freshwater marsh, various types of forested wetlands, lakes, streams, salt marsh, mangrove swamp, tidal mud flats.	Observed	Moderate to High	—	SSC
Egretta thula snowy egret	Freshwater marsh, various types of forested wetlands, streams, lakes, salt marsh, mangrove swamp, tidal mud flats, impoundments, ditches.	Moderate to High	Moderate to High	—	SSC
Egretta tricolor tricolored heron	Salt marsh, mangrove swamp, tidal mud flats, tidal creeks, tidal ditches, freshwater marsh, various types of forested wetlands, lakes and ponds.	Moderate to High	Moderate to High	—	SSC
Eudocimus albus white ibis	Freshwater marsh, various types of forested wetlands, salt marsh, mangrove swamp, tidal mud flats, ruderal.	Moderate to High	Moderate to High	—	SSC
Falco sparverius paulus southeastern American kestrel	Sandhill, pine flatwoods, dry prairie, pasture, old field.	High	Moderate to High	—	T

Table 2.2-1 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence EAST	Likelihood of Occurrence WEST	Designated Status[1]	
				USFWS[2]	FWC[3]
Grus canadensis pratensis Florida sandhill crane	Dry prairie, freshwater marsh, pasture.	Moderate to High	Moderate to High	—	T
Mycteria americana wood stork	Freshwater marsh, various types of forested wetlands, ponds, salt marsh, mangrove swamp, tidal mud flats, lagoons, flooded pastures.	Moderate to High	Moderate to High	E	E
MAMMALS					
Podomys floridanus Florida mouse	Xeric oak scrub, sand pine scrub, sandhill.	Not Applicable to Low	Low to Moderate	—	SSC
Sciurus niger shermani Sherman's fox squirrel	Sandhill, pine flatwoods, pastures.	Low	Moderate	—	SSC
Ursus americanus floridanus Florida black bear	Upland hardwood hammock, mixed hardwood-pine forest, pine flatwoods, cabbage palm-live oak hammock, cypress swamp, bay swamp, shrub swamp, hydric hammock, bottomland hardwoods.	Unlikely	Unlikely	—	T

[1] E = Endangered; T = Threatened; T(S/A) = Threatened due to Similarity of Appearance; SSC = Species of Special Concern; C = Candidate for Listing, Sufficient Information Available.
[2] U.S. Fish and Wildlife Service.
[3] Florida Fish and Wildlife Conservation Commission.

killdeer (*Charadrius vociferus*), wild turkey (*Meleagris gallopavo*), pileated woodpecker (*Dryocopus pileatus*), American robin (*Turdus migratorius*), downy woodpecker (*Picoides pubescens*), black vulture (*Coragyps atratus*), turkey vulture (*Cathartes aura*), American kestrel (*Falco sparverius*), northern cardinal (*Cardinalis cardinalis*), red-shouldered hawk (*Buteo lineatus*), wood duck (*Aix sponsa*), American crow (*Corvus brachyrhynchos*), osprey (*Pandion haliaetus*), European starling (*Sturnus vulgaris*), mourning dove (*Zenaida macroura*), eastern bluebird (*Sialia sialis*), great blue heron (*Ardea herodias*), great egret (*Ardea alba*), little blue heron (*Egretta caerulea*), common grackle (*Quiscalus quiscula*), white-tailed deer (*Odocoileus virginianus*), wild boar (*Sus scrofa*), and southeastern pocket gopher (*Geomys pinetis*).

No Sherman's fox squirrels (*Sciurus niger shermani*) (SSC, FWC) or potential nests were observed during site evaluations, and there is a low to moderate likelihood of occurrence of this protected species. The Ranch site is within the range of Sherman's fox squirrels as mapped by Kantola (1992) and Wood (2001). Optimal fox squirrel habitat has been characterized as mature, fire-maintained longleaf pine-turkey oak (*Quercus laevis*) sandhills and flatwoods by Kantola (1992). Preferred habitat has also been described as mature and open pine and pine-hardwood associations by Edwards et al. (2003). Sherman's fox squirrels are diurnal, solitary animals whose home ranges may overlap, but separate core home range areas are maintained (Kantola 1992). Male and female home ranges average 196 acres and 82 acres, respectively (Wooding 1997). Due to relatively low population densities and large home range sizes, preserves of at least 5,000-10,000 acres have been recommended as necessary to support viable populations (Kantola 1986, Cox et al. 1994). FWC potential habitat models indicate that the site was not mapped as potentially suitable for Sherman's fox squirrels (Endries et al. 2009), and available databases contain no occurrence records from the site. There is low likelihood that Sherman's fox squirrels occur on the eastern parcel based on the small area of upland hardwood and mixed pine-hardwood forests on

site, the lack of occurrence records, and the fact that the site was not mapped as potentially suitable habitats by FWC. However, suitable habitat occurs on the western parcel and in the southwestern portion of the eastern parcel of the Ranch.

Gopher tortoises (*Gopherus polyphemus*) (T, FWC) occur in a variety of natural and disturbed habitats characterized by well-drained loose soils in which to burrow, low-growing herbaceous vegetation used for food, and open sunlit areas for nesting (Diemer 1992, Mushinsky et al. 2006). Gopher tortoises typically inhabit sites with soils that support sandhill, scrub, and mesic pine flatwoods habitats (Enge et al. 2006), and mesic flatwoods and sandhill soils cover portions of the site. Reported annual average home range sizes vary from 1.2 to 4.7 acres for males and from 0.2 to 1.6 acres for females (Enge et al. 2006). Cox et al. (1987) indicate that patches of habitat must be at least 25-50 acres in size to support a minimally viable population of gopher tortoises, but Eubanks et al. (2002) found that 47-101 acres were needed to support populations of this size. More recently, Mushinsky et al. (2006) considered 250 acres to be the minimum area necessary to maintain a population of tortoises, and a buffer zone surrounding the 250 acre parcel would provide additional security. FWC potential habitat models (McCoy et al. 2002, Endries et al. 2009) indicate that the site contains no areas mapped as potentially suitable gopher tortoise habitat. There was no evidence of the presence of the gopher tortoises, either observations of adult gopher tortoises or active and inactive gopher tortoise burrows. Several commensal species, including the eastern indigo snake (*Drymarchon corais couperi*) (T, USFWS and FWC), Florida pine snake (*Pituophis melanoleucus mugitus*) (SSC, FWC), gopher frog (*Rana capito*) (SSC, FWC), and Florida mouse (*Podomys floridanus*) (SSC, FWC) may occur on-site in association with gopher tortoise burrows. Although portions of the site contains soil types often used by gopher tortoises, FWC potential habitat models suggest that the site is not suitable for gopher tortoises. There were no burrows observed on the Ranch site and it is unlikely, or a very low likelihood, that gopher tortoises or any of the commensals occur on the eastern parcel.

However, the Pine Flatwoods (411)/Xeric Oak (421) cover type on the western parcel provided highly suitable habitat. Neither gopher tortoises or their sign were noted on the western parcel, but based on suitable habitat the likelihood of occurrence is moderate for gopher tortoises and low to moderate for their burrow commensals.

The eastern indigo snake (T, USFWS and FWC) is the longest of North American snakes, and it is listed as threatened due to over-collection and habitat loss (Moler 1992). Indigo snakes are found in a variety of habitats throughout Florida, including pine flatwoods, scrubby flatwoods, sandhill, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats (USFWS 2008). Indigo snakes often winter in the burrows of gopher tortoises in northern portions of the range, but they also may take shelter in hollowed root channels, hollow logs, stump holes, or the burrows of rodents, nine-banded armadillo *(Dasypus novemcinctus)*, or land crabs (*Cardisoma guanhumi*) in wetter habitats (USFWS 2008). Eastern indigo snakes are capable of moving considerable distances in a short period of time as demonstrated by records of movements of 2.2 miles in 42 days and 2.4 miles in 176 days (USFWS 2008). No reliable survey methods have been developed for indigo snakes because they are wide-ranging habitat generalists that occur at low densities and frequently seek the cover of debris piles and dense vegetation (Landers and Speake 1980, Breininger et al. 2004). Reported home range sizes of eastern indigo snakes in Florida range from 57 to 741 acres, and mean home range size reported from one Florida study was 292 acres (Dodd and Barichivich 2007). Indigo snakes apparently need a mosaic of habitats to complete their life cycle, often feeding along wetland edges (Moler 1992). Population viability modeling suggests that indigo snake populations are susceptible to habitat fragmentation resulting from construction of roads and intensive human developments in occupied habitats, and that large areas protected from roads and human developments are needed to maintain viable snake populations (Breininger et al. 2004). Occurrence databases available from FWC

and the Florida Natural Areas Inventory contain no records of eastern indigo snakes on the Ranch site, but there is one record of indigo snakes on the Lake Panasoffkee preserve to the west of the western parcel. FWC habitat models (Cox et al. 1994; Endries et al. 2008; Endries and Enge, unpublished data) indicate that approximately 75% of the site contains habitats potentially suitable for indigo snakes, and the site is connected to large patches of potentially suitable habitat extending off site to the east and west. Indigo snakes have the potential to occur on site based on the mix of habitat types present on and surrounding the site and occurrence records from adjacent property. However, the likelihood of occurrence is low on the eastern parcel based on the rarity of the species and the low likelihood that gopher tortoise burrows are present on site, but the likelihood of occurrence is moderate on the western parcel based on a record of occurrence on the adjacent lands and a greater likelihood of occurrence of gopher tortoises.

American alligators (*Alligator mississippiensis*) [SSC, FWC; T(S/A), USFWS] are listed as threatened due to similarity of appearance by USFWS and as SSC by FWC. They occur in freshwater marshes, mixed hardwood swamps, bottomland hardwood swamps, and surface waters such as lakes, ponds, and rivers. Suitable habitat exists on the Ranch site, and the likelihood of occurrence is moderate on the eastern parcel and high on the western parcel.

The Ranch site is within the range of the gopher frog (SSC, FWC) as mapped by Godley (1992). The distribution of gopher frogs seems to be restricted to that of gopher tortoises (Godley 1992). Gopher frogs typically occur in native, xeric, upland habitats, particularly longleaf pine (*Pinus palustris*) – turkey oak (*Quercus laevis*) sandhills which often support the densest populations of gopher tortoises. However, gopher frogs are also known from pine flatwoods, sand pine (*Pinus clausa*) scrub, xeric hammocks, and the early successional stages of these communities. Preferred breeding habitats include seasonally flooded, grassy ponds and cypress heads that lack fish populations (Godley 1992). Gopher frogs will

disperse up to 1.0 mile from breeding ponds to occupy gopher tortoise burrows, but they may also occupy a variety of other retreats including the burrows of rodents and crayfish, stump holes, and other crevices (Godley 1992). There are no database records of occurrence of gopher frogs on the Ranch site, and FWC habitat models did not map the Ranch site as potentially suitable habitat for gopher frogs (Endries et al. 2008). There is a very low likelihood that gopher frogs are present on the eastern parcel of the Ranch site due to the apparent lack of potentially suitable xeric habitats and the low likelihood that gopher tortoises are present. However, there is a higher likelihood of occurrence of gopher tortoises on the western parcel and suitable xeric habitat, resulting in a low to moderate likelihood of occurrence of gopher frogs.

Wading bird species have a moderate to high potential to occur within the Ranch site due the presence of wetlands on the Ranch. Such species include limpkin (*Aramus guarauna*) (SSC, FWC), little blue heron (SSC, FWC), snowy egret (*Egretta thula*) (SSC, FWC), tricolored heron (*Egretta tricolor*) (SSC, FWC), white ibis (*Eudocimus albus*) (SSC, FWC), Florida sandhill crane (*Grus canadensis pratensis*) (T, FWC), and wood stork (E, USFWS and FWC). Wading birds observed on the Ranch site included little blue heron, great egret, and great blue heron. According to the FWC Office of Environmental Services 1999 wading bird rookery database, the nearest recorded rookery (Rookery No. 611122, Inactive as of 1999) is located on the Ranch site. The nearest Active rookery (Rookery No. 611117) is located approximately 3.5 miles to the north of the subject parcel, and contained cattle egret (*Bubulcus ibis*) and unidentified white birds (Figure 2.2-1). Listed species of wading birds will fly up to approximately 9.3 miles from the nesting site to forage in wetlands and return food to incubating adults and nestlings (Cox et al. 1994). Wetlands within 9.3 miles of the rookeries of listed species of wading birds are considered important to wading bird nesting success.

611117

611031

SU019
2007

611122

611123

SU020
2007

SU035
2008

611124

SU011
2004

SU025
2008

611029

SU029
2008

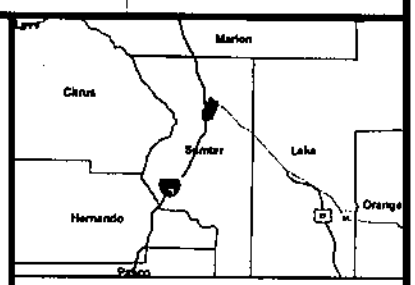
SU022
2008

SU036
2008

Legend

- Project Boundary
- USGS Sections
- Bald Eagle's Nests
- **Wading Bird Rookeries**
  - Active
  - Inactive
  - Not checked

Source: 2009 Fish and Wildlife Conservation Commission statewide bald eagle nest locations. Florida Fish and Wildlife Conservation Commission (FFWC). Office of Environmental Services 1999 Wading Bird Rookery Database.



0 2,500 5,000 Feet

1 inch = 5,000 feet

FIGURE 2.2-1 .
LOCATION OF THE NEAREST ACTIVE EAGLE NESTS AND WADING BIRD ROOKERIES IN THE VICINITY OF THE MONARCH RANCH PROJECT SITE, SUMTER COUNTY, FLORIDA.

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The wood stork is state and federally listed as an endangered species. There are no records of a wood stork rookery on the Ranch site based on the most recent FWC statewide survey in 1999 and based on data available from USFWS through 2006. However, available databases contain records of three wood stork rookeries that have occurred within 18.6 miles of the site in recent years. Information concerning wood stork nesting activity at these rookeries is as follows:

Rookery		Number of Nests by Year					Distance	
Number	Name	2006	2005	2004	1999	1977	Miles	Direction
611004A	-	-	-	-	1-50	-	15.1	WNW
612025	-	-	-	-	-	-	14.4	ENE
611031	Lake Panasoffkee	-	-	-	-	40	2.8	W

Wood storks typically return to the same rookery sites each year to nest (Ogden 1996). Wood storks will travel up to 18.6 miles from rookeries to forage in wetlands and return food to incubating adults and nestlings during the nesting season (Cox et al. 1994). Wetlands within 15.0 miles of known rookeries in central Florida are considered critical to nesting success, and these wetlands are considered by USFWS to comprise core foraging areas for known wood stork colonies. The wetlands on the Ranch site appear to be within the core foraging areas of known wood stork rookeries and may be important to wood stork nesting success. In addition, wood storks may forage in on-site wetlands during other times of the year if hydrologic conditions are suitable.

No Florida sandhill cranes (T, FWC) were observed during site evaluations. Florida sandhill cranes nest in shallow, emergent palustrine wetlands, particularly those dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*). They feed in a variety of open, upland habitats, mostly prairies but also human-manipulated habitats such as sod farms, ranchlands, pastures, golf courses,

airports, and suburban subdivisions (Nesbitt 1996, Stys 1997, Wood 2001). Home ranges of individual pairs overlap with those of adjacent pairs and average approximately 1,100 acres. Core nesting territories within home ranges vary from approximately 300 acres to 625 acres and are aggressively defended from other cranes (Wood 2001). There are no nest records from the Ranch site, and the site is not within a Breeding Bird Atlas (Kale et al. 1992) block in which Florida sandhill cranes have been observed nesting. However, FWC potential habitat models (Endries et al. 2009) indicate that the pasturelands on site were mapped as potentially suitable foraging habitat for Florida sandhill cranes, and the site contains approximately 206 acres of freshwater marsh and wet prairie habitat that could be used for nesting. There also are records of nesting cranes in a Breeding Bird Atlas block approximately 2.5 miles west of the site. This information indicates that Florida sandhill cranes are likely to use the pasturelands on site as foraging habitat, and nesting is possible but not likely due to the small area of herbaceous wetlands on site relative to the home range sizes of nesting cranes.

Recovery goals have been achieved for the bald eagle; therefore, this species is no longer listed or protected as a "threatened" species under the ESA, as amended. The bald eagle is protected by the USFWS under provisions of the Bald and Golden Eagle Protection Act (BGEPA) and the Migratory Bird Treaty Act (effective August 9, 2007). The USFWS has implemented National Bald Eagle Management Guidelines (National Guidelines) (May 2007) to assist private landowners and others plan land-use activities in proximity to active bald eagle nests by measures that will minimize the likelihood of causing "disturbance" to nesting bald eagles, as defined under the BGEPA. The FWC also removed the bald eagle from classification and protection as a "threatened" species under Florida Rule and implemented a Florida Bald Eagle Management Plan (Florida Plan) (effective May 9, 2008). The Florida Plan includes Florida Bald Eagle Management Guidelines (Florida Guidelines) and permit provisions.

The FWC Bald Eagle Nest Database was reviewed to determine the locations of all nests that occur on or in close proximity to the Ranch site. The FWC database includes one record of a bald eagle nest on or within 660 feet of the eastern parcel of the Ranch site. This nest is SU-011 and was last active in 2004 (Figure 2.2-1). Under both the National Guidelines and the Florida Guidelines, this nest would be considered abandoned since it has gone unused for six or more consecutive seasons. For abandoned nests, the buffer zone no longer applies but the nest and nest tree may not be altered. The nest and nest tree were not observed during the site review in February 2010. Coordination with FWC and USFWS may be required prior to development of the eastern parcel. There are no active bald eagle nests within 660 feet of the Ranch boundary, and the nearest active bald eagle nest (SU-022) is 1.2 miles south of the Ranch. Site activities occurring beyond 660 feet from active bald eagle nests will be in compliance with both the National Guidelines and the Florida Guidelines. Given there are no recent records of active bald eagle nests within 660 feet of the site, activities occurring on site are not expected to adversely affect bald eagles. However, coordination with FWC and USFWS will be required to address the abandoned nest SU-011.

The Ranch site is within the range of the burrowing owl (*Athene cunicularia*) (SSC, FWC) as depicted by Wood (2001). Burrowing owls typically occur in open, well-drained treeless areas where herbaceous groundcover is low and sparse. Historically, burrowing owls occurred primarily in the dry prairies of central Florida, but land clearing and wetlands drainage have greatly expanded the range and habitats used by burrowing owls (Millsap 1996). Currently, burrowing owls are found in a variety of open well-drained habitats including improved pastures, golf courses, school campuses, athletic fields, airports, cemeteries, and industrial/residential complexes (Wood 2001). Burrowing owls construct burrows in well-drained soils, but will also adopt abandoned gopher tortoise burrows or will nest in PVC pipes, culverts, and under the eaves of buildings (Wood 2001). Available databases, including occurrence

records and the Florida Breeding Bird Atlas (Kale et al. 1992), contain no records of burrowing owls on the Ranch site. The nearest records of nesting burrowing owls are from Breeding Bird Atlas blocks approximately 2.5 miles to the southwest and 3.4 miles to the northwest. Florida burrowing owls have a low to moderate likelihood of occurring on the eastern parcel based on the presence of nesting records in the vicinity and the presence of open herbaceous habitats preferred by burrowing owls. Due to the presence of xeric habitat on the western parcel, burrowing owls have a moderate to high likelihood of occurrence. No burrowing owls or burrows were noted during the field review in February and March 2010.

The southeastern American kestrel (*Falco sparverius paulus*) (T, FWC) is one of two subspecies of American kestrels that occur in Florida: the eastern American kestrel (*F. s. sparverius*) and the southeastern American kestrel. The eastern kestrel winters in Florida, arriving in September and leaving in the early spring months of March-April (Stys 1993). Southeastern and eastern kestrels co-occur in Florida during the winter, during which time they are virtually indistinguishable in the field. Surveys intended to determine the presence of resident kestrels should be conducted between April and August, and surveys for nesting kestrels ideally would be conducted in April or May (Stys 1993, Wood 2001). Southeastern kestrels are secondary cavity nesters, typically using cavities excavated by other species in trees or snags. Occasionally southeastern kestrels will nest in human structures such as utility poles (Wood 2001). Kestrels feed in open areas, such as croplands, pasture, and open pine woods that are adjacent to nest sites. Home ranges around nest sites range 125-800 acres (Stys 1993, Wood 2001). Approximately half of the Ranch site is within Breeding Bird Atlas (Kale et al. 1992) blocks in which southeastern kestrels were observed nesting in the late 1980s and early 1990s. FWC habitat models (Endries et al. 2009) indicate that the uplands on site are potentially suitable for southeastern American kestrels. There is a high likelihood that southeastern American kestrels are present on the eastern parcel

based on the presence of a large area of open pasturelands that would comprise suitable foraging habitat, the occurrence on site of adjacent woodlands that have the potential to provide cavities in snags for nesting, the presence of cavity snag trees on the parcel, observations of kestrels on the parcel, and the documented presence of nesting kestrels in the vicinity of the site. The western parcel contained fewer sang trees and the presence of southeastern American kestrels is moderate to high.

Numerous Geographic Information System (GIS) databases were reviewed for known locations of the Florida scrub-jay (*Aphelocoma coerulescens*) (T, USFWS and FWC) territories, and patches of scrub habitat were reviewed in relation to the project site. The project site is within the USFWS consultation area for Florida scrub-jays. Available databases contain no records of Florida scrub-jay territories on or near the Ranch site. The nearest records from the statewide survey (Fitzpatrick et al. 1994) are located approximately 7.0 to 8.5 miles west of the site. Approximately 85% of documented scrub-jay dispersal events have occurred is within two miles of natal territories, but scrub-jays may occasionally disperse up to five miles to establish territories of their own (Fitzpatrick et al. 1991, Stith 1999). Recolonization of vacant patches of habitat rarely occurs beyond about 7.4 miles (Stith et al. 1996). Florida scrub-jay territories that are within 7.4 miles of one another are considered to be members of the same metapopulation (Stith et al. 1996, Stith 1999). This information suggests that the eastern parcel is not within normal dispersal distances of recorded Florida scrub-jay territories, nor is the parcel within distances dispersing scrub-jays are known to travel. In addition, the eastern parcel does not contain low-growing xeric oak scrub vegetation, which is the required habitat of Florida scrub jays. However, the western parcel contains xeric habitat that is suitable for scrub jays and is located in proximity to recorded territories. Therefore, likelihood of occurrence on the eastern parcel is not applicable, but on the western parcel scrub jays are considered to have a low likelihood of occurrence.

2.3 Soils

The U.S. Department of Agriculture (USDA) National Technical Committee for Hydric Soils (NTCHS) defines a hydric soil as a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA Soil Conservation Service, 1994). The NTCHS and NRCS have generated a National Hydric Soils List using selected soil properties indicative of hydric soils. The hydric classification, listed within this table, is based on the properties of all soil types which comprise a map unit. Soils are classified as all hydric, partially hydric, not hydric, or unknown. A classification of "partially hydric" indicates the map unit is comprised of both hydric and non-hydric soils. A classification of "unknown" indicates none of the known soil components are hydric; however, there may be uncommon components for which standard soil properties have not been established. Both "partially hydric" and "unknown" soils require field verification to determine the presence or absence of hydric soil indicators.

According to the USDA, NRCS, and Soil Survey Geographic database for Sumter County, Florida, the following soil types, plus Water (99), occur within the Ranch site (Figure 2.3-1).

Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Paisley fine sand, bouldery subsurface	09	Partially Hydric	84%	Nearly level and poorly drained.
Tavares fine sand, 0 to 5% slopes	13	Not Hydric	--	Nearly level to gently sloping, and moderately well drained
Adamsville fine sand, bouldery subsurface	15	Partially Hydric	4%	Nearly level and somewhat poorly drained.
Eaugallie fine sand, bouldery subsurface	21	Partially Hydric	25%	Nearly level and poorly drained.

Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Kanapaha sand, bouldery subsurface	25	Partially Hydric	20%	Nearly level and poorly drained
Wabasso fine sand, bouldery subsurface	26	Partially Hydric	20%	Nearly level and poorly drained
Sumterville fine sand, bouldery subsurface, 0 to5% slopes	27	Not Hydric	--	Nearly level to gently sloping and somewhat poorly drained.
Nittaw muck, frequently flooded	29	All Hydric	100%	Nearly level and poorly drained
Placid fine sand, depressional	30	Partially Hydric	90%	Nearly level and poorly drained
Myakka sand	31	Partially Hydric	28%	Nearly level and poorly drained
Sparr fine sand, bouldery subsurface, 0 to5% slopes	33	Not Hydric	--	Nearly level to gently sloping and somewhat poorly drained.
Tarrytown sandy clay loam, bouldery subsurface	34	Partially Hydric	7%	Nearly level and somewhat poorly drained
Pompano fine sand, depressional	35	All Hydric	100%	Nearly level and very poorly drained.
Floridana mucky fine sand, depressional	36	All Hydric	100%	Nearly level and very poorly drained.
Basinger fine sand, depressional	43	Partially Hydric	95%	Nearly level and poorly drained.
Electra fine sand, bouldery subsurface	45	Not Hydric	--	Nearly level to gently sloping and somewhat poorly drained.
Ft. Green fine sand, bouldery subsurface	46	Partially Hydric	20%	Nearly level to gently sloping and poorly drained.
Immokalee fine sand	50	Partially Hydric	19%	Nearly level and poorly drained.

Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Monteocha fine sand, depressional	54	Partially Hydric	96%	Nearly level and very poorly drained.
Pomello fine sand, 0 to 5% slopes	55	Not hydric	--	Nearly level to gently sloping and moderately well drained.
Gator muck, frequently flooded	57	All Hydric	100%	Nearly level and very poorly drained.
Floridana-Basinger association, frequently flooded.	63	All Hydric	100%	Poorly drained and very poorly drained soils in regular repeating pattern.

Note: Portions of the Monarch Ranch site are within the SWFWMD-mapped Sensitive Karst Areas. Site specific analysis of actual Sensitive Karst Areas may be warranted prior to development

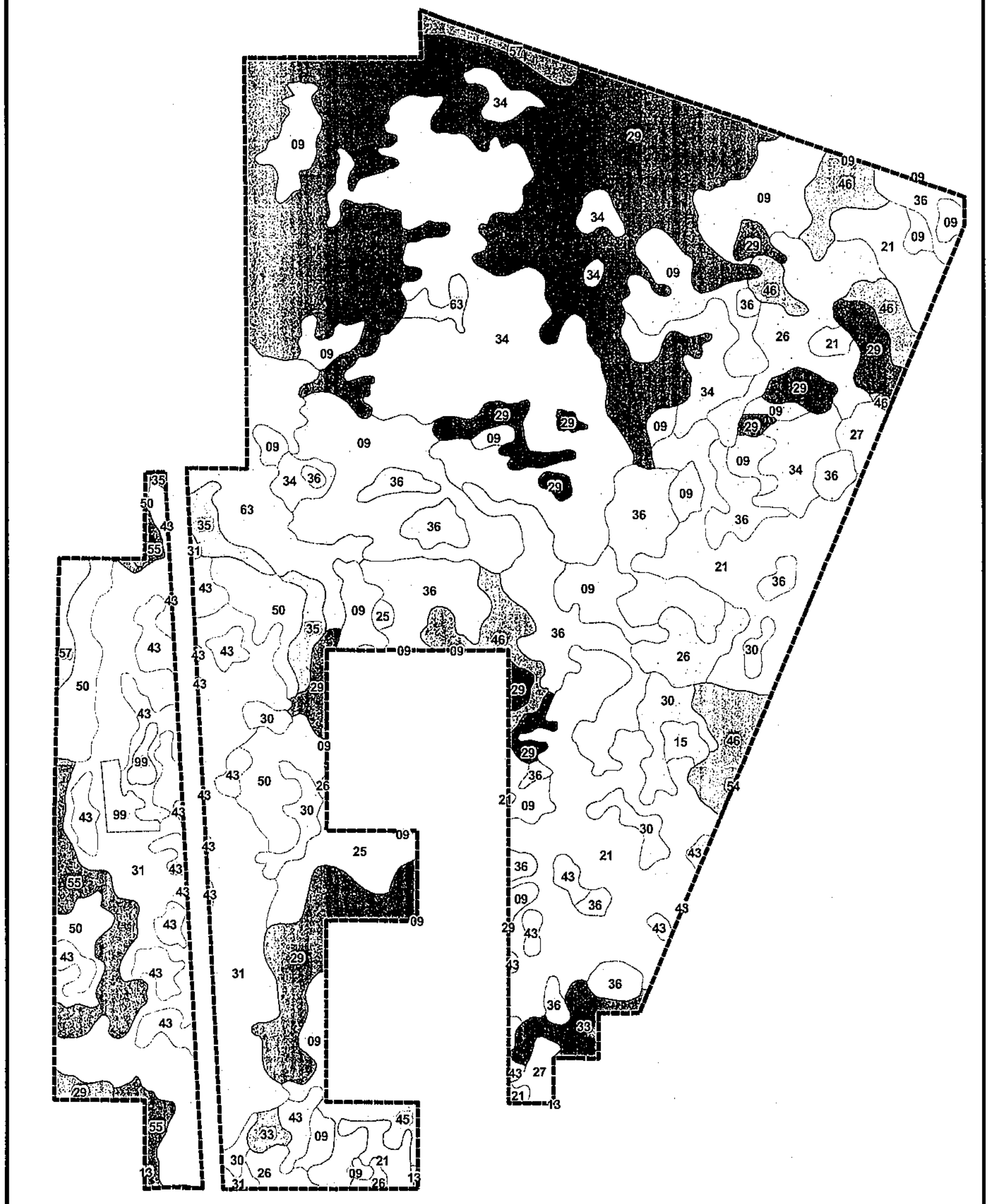

FIGURE 2.3-1.
NATURAL RESOURCES CONSERVATION SERVICE SOILS MAP OF THE MONARCH RANCH PROJECT SITE, SUMTER COUNTY, FLORIDA.

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Exhibit H

Amended 4/2010

Proposed Text Amendment to the
Future Land Use Element of the Sumter County Comprehensive Plan

Policy 7.1.2.19 – The Monarch Industrial Park (MIP) is located at the intersection of Interstate 75, the Florida Turnpike, State Road 44 and the CSX Railroad S-Line and development therein shall adhere to following standards:

a. The MIP project is an Industrial Park that includes a functional integration of industrial, warehousing, manufacturing and supporting commercial and office uses. All uses allowed in the industrial zoning category shall be allowed in the MIP. Consistent with Policy 7.1.1.2(h) the MIP shall be implemented through PUD Planned Industrial zoning.

b. The maximum industrial square footage within the amendment area shall not exceed 16,335,000 square feet of industrial uses, which equates to approximately a .25 FAR on the Net Buildable Acreage within the amendment area. For purposes of this Policy, Net Buildable Acreage shall mean total gross acreage less those wetlands on-site qualifying as jurisdictional wetlands as determined by the applicable regulatory review agency.

c. Before any development can occur within the MIP, the proposed development must be processed and approved as a Development of Regional Impact (DRI), as defined in Chapter 380.06, Florida Statutes and Chapter 28-24, Florida Administrative Code, complying with all applicable financial feasibility and infrastructure requirements. Until said approval of a DRI for the MIP, land use density and intensity shall be restricted to 1 dwelling unit per 10 acres and other uses permitted by the Agricultural Land Use Designation.

d. The MIP shall be developed in a manner to promote a transportation system, both on-site and off-site, consistent with the goals of providing mobility that is energy efficient includes green development principles and is financially feasible. The DRI for the MIP shall also identify the procedures for determining transportation needs, identifying funding mechanisms, the protection of transportation corridors and the monitoring of transportation impacts.

e. The MIP shall implement the concept of transportation mobility in all aspects of the transportation network design. This emphasis is consistent with the concepts of reduced energy requirements, reduced greenhouse emissions and reduced transportation facility expenditures. The MIP shall promote transportation efficiency, including reduced vehicles miles, promote walking by providing safe, appealing and comfortable street environments. All development within the MIP shall implement these design concepts.

f. For off-site transportation improvements, if a development needs to pay proportionate fair-share or proportionate share toward a needed improvement to meet concurrency and the remainder of that improvement's cost is not programmed for funding in either the 5 year Capital

Improvements Element or the 10-year Concurrency Management System, then the sum of those proportionate share dollars shall be directed to improve specific facilities (pipe-lining) on a priority basis as determined by the county, except as it relates to the FDOT Strategic Intermodal System (SIS) facilities wherein FDOT will determine how funds will be directed. The County will consult and coordinate with all impacted roadway maintaining agencies (including FDOT and the Cities) regarding priorities on other than SIS facilities. The development will be approved if an agreement is executed on how the funds will be directed. The county reserves the right to condition the approval of development on the availability of funding for all necessary infrastructure to support and provide capacity for the proposed development. In the event the developer is responsible for off-site impacts, off-site county roads constructed by the developer with proportionate share dollars may be eligible for transportation impact fee and/or mobility fee credits. However, any said credit shall not exceed the amount of impact fee and/or mobility fees actually generated by the development.

g. Proposed activities within the MIP shall be planned to avoid adverse impacts to wetlands and the required buffers as described in Policies 3.1.4 – 3.1.4.13. Land uses which are incompatible with protection and conservation of wetlands shall be directed away from wetlands. However, it is recognized that development of this project may result in the loss of some wetlands. If these wetland impacts cannot be avoided, the developer shall impact only those wetlands which determined through applicable regulatory review to be of low ecological significance to the overall integrity of the larger wetland regime. Impacted wetlands shall be evaluated through the applicable federal, state and county regulatory review, with the goal of avoiding wetland impacts to the fullest extent practicable. Where land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands function, so as to ensure that there is no overall net loss in wetland function and value. In cases where the alteration of the buffer is determined to be unavoidable, appropriate mitigation shall be required. It is also recognized that impacted or isolated wetlands may be enhanced or restored as part of water resource development or an approved alternative water supply project.

h. A phase I cultural resource assessment survey shall occur prior to initiating any project related land clearing or ground disturbing activities that are not agriculturally related within the project area. The purpose of this survey will be to locate and assess the significance of any historic properties that may be present. The resultant survey report must conform to the specifications set forth in Chapter 1A-46, Florida Administrative Code, and be forwarded to the Division of Historical Resources for comment and recommendation in order to complete the process of reviewing the impact of the proposed project on historic resources. Should significant resources be present, additional archaeological testing may be necessary, and/or protection and preservation of significant sites may be required.

Policy 7.1.16.1. - Sector planning studies shall be required for all Developments of Regional Impact which include residential density above the established DRI threshold for Sumter County and for other areas as designated by the Board of County Commissioners. Such areas may include, but are not necessarily limited to highway corridors, interstate interchanges, areas of rapid growth or land use changes and areas of sensitive environmental resources. Upon completion of sector planning studies and adoption of a Sector Plan by the Board of County

Commissioners, development within the Sector Plan area shall be pursuant to such adopted Sector Plan and the Comprehensive Plan.